



**CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **August 12, 2015, at 7:00 p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

Consider approval of the minutes of the July 8, 2015, Planning & Zoning Commission meeting.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

B. STAFF REPORTS

- (1) Director of Development Services
- (2) Planning Representative
- (3) City Engineer

5. PUBLIC COMMENT

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a revised concept plan for Stonebrook at Riverstone
- (2) Consider approval of a preliminary plat for Waters Lake Boulevard Section 1 – Street Dedication
- (3) Consider approval of a preliminary plat for Waters Lake Boulevard Section 2 – Street Dedication
- (4) Consider approval of a final plat for Pebble Creek at Riverstone Section 1

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

- (1) Public hearing to receive comments for or against a request by the City of Missouri City on behalf of the Quail Valley Utility District to rezone an approximate 0.9478 acre tract of land from R-2, single family residential district to CF, community facilities district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located at 3130 N Pebble Beach Dr, north of the Quail Valley El Dorado residential subdivision, south and east of the Quail Valley North residential

subdivision and west of the Quail Valley Utility District office.

- (2) Consideration of the approval of a Final report to City Council on item 7A(1) above.

B. PUBLIC HEARING FOR A SPECIFIC USE PERMIT

- (1) Public hearing to receive comments for or against a request by Judy Feinstein of The Towne Creek School for a SUP, Specific Use Permit to allow the continued use of an educational place of assembly and for the location of a temporary building to accommodate school programs; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located at 3311 Williamsburg Lane, north of Service King Collision Repair Center, south of Houston Metropolitan Seventh Day Adventist Church, east of La Quinta Inn & Suites and west of Township Square shopping center.

- (2) Consideration of the approval of a Final report to City Council on item 7B(1) above.

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) Public hearing to receive comments for or against a request by Mary Villareal of The Interfield Group, to rezone an approximate 4.019 acre tract of land from R-5, Townhouse residential district to PD, Planned Development District to allow for deviations from Section 7.6.C. Height and area regulations to allow for the development of a townhome residential community; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of Bermuda Dunes Villas subdivision, south of Lexington Place residential subdivision, east of Quail Valley Elementary School and west of Quail Valley North residential subdivision.

- (2) Consideration of the approval of a Final report to City Council on item 7C(1) above.

8. ZONING TEXT AMENDMENTS

None.

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

None.

10. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Nancy Desobry, Development Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the August 12, 2015, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on August 7, 2015.



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
July 8, 2015

1. CALL TO ORDER

The Notice of Meeting and Agenda having been duly posted in accordance with legal requirements and a quorum being present, the meeting was called to order by Chairman Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Hugh Brightwell
Douglas Parker
Courtney Rose
Ramesh Anand
John O'Malley

Commissioners Absent: Commissioner Gaspar, Commissioner Haney, and Commissioner Goff

Councilmembers Present: Councilmember Emery

Staff Present:

Gary Smith, Director of Development Services
Robert Upton, City Engineer
Jennifer Thomas Gomez, Senior Planner
E. Joyce Iyamu, City Attorney
Jose Abraham, Planner I
Samin Bazargan, Planning Intern
Nancy Desobry, Office Manager

Others Present:

Rene Rodriguez

Harry Masterson

Jeremy Garner

3. READING OF MINUTES:

Chairman Brown-Marshall called for any corrections or additions to the June 10, 2015, regular Planning and Zoning Commission meeting minutes.

Motion: Approval of the June 10, 2015, meeting minutes

Made By: Commissioner Parker
Second: Commissioner Brightwell

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner O'Malley, Commissioner Anand

NAYS: None

The motion passed

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission
None
- (2) Planning and Zoning Commissioners
None

B. STAFF REPORTS

- (1) Director of Development Services
Mr. Gary Smith, stated that we would like to hold a work session on the recent Supreme Court decision regarding signs.
- (2) Planning Representative
None
- (3) City Engineer
Mr. Robert Upton, invited the Commissioners to the opening of the Thomas Taylor Parkway.

5. PUBLIC COMMENT

None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a concept plan for Avalon at Sienna Section 2
- (2) Consider approval of a preliminary plat for Houston Community College – Missouri City Campus
- (3) Consider approval of a final plat for Kelsey-Seybold
- (4) Consider approval of a final plat for Murphy Road Self Storage

Motion: The Planning and Zoning Commission grant conditional approval of the consent agenda.

Made By: Commissioner Brightwell

Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner O'Malley, Commissioner Brightwell, Commissioner Anand, Commissioner Rose

NAYS: None

The motion passed.

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

- (1) Public hearing to receive comments for or against a request by Dan Muzina of Trammell Crow Company to rezone an approximate 2 acre tract of land from LC-3, Retail district to I,

Industrial district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located south and west of the intersection of the Sam Houston Parkway (Beltway 8) and US 90A – South Main Street and east of South Cravens Road.

Ms. Jennifer Thomas Gomez, Senior Planner, presented this item stating Trammell Crow Company is seeking to acquire the subject two acre tract of land for the purpose of developing it as a part of the Park 8 Ninety Business Park. The business park presently has the zoning designation of PD #94. Staff recommends approval of the rezoning the property to I, Industrial District. The proposed rezoning is in conformance with the goals expressed in the City's Comprehensive Plan and the recommendations contained on the Future Land Use and Character map. Development of the site will be integrated into the overall development of the Park 8 Ninety Business Park.

Mr. Jeremy Garner, Trammell Crow Company, gave an overview of the project.

Motion: To close the public hearing

Made By: Commissioner Brightwell
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley

NAYS: None

The motion passed.

- (2) Consideration of the approval of a Final report to City Council on item 7A(1) above.

Motion: The Planning and Zoning Commission adopt this a final report and forward to City Council with a positive recommendation.

Made By: Commissioner O'Malley
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley

NAYS: None

The motion passed.

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

(1) Public hearing to receive comments for or against a request by BGE | Kerry R. Gilbert & Associates to amend Ordinance O-14-44 pertaining to PD, Planned Development District #95 to update the site layout plan and revise certain regulations and restrictions pertaining to the development; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of Lake Olympia Parkway and Olympia Estates residential subdivision, north and east of the Lake

Olympia residential subdivision, south of the Thunderbird North residential subdivision, east of Quail Valley Glenn Lakes and Community Park and west of the Fort Bend Parkway.

Ms. Thomas Gomez presented this item stating Planned Development District #95 was approved in November 2014 to allow for the development of a single-family residential community to include educational, civic and commercial uses. Development within the PD is proposed to be in accordance with a site layout plan, general development plan and residential builder guidelines as approved under Ordinance O-14-44. Kerry R. Gilbert & Associates has submitted this request to amend PD #95 to revise the site layout plan by refining acreage associated with certain uses and relocate certain uses within the development. Further, as additional changes may be anticipated due to the receipt of more precise information and/or demand market changes, this proposed amendment seeks to provide for language for minor modifications to be made in the future.

Ms. Thomas Gomez stated staff recommends approving the acreage changes and relocation of certain land uses within PD #95. The proposed amendments reflect changes resulting from additional information being provided and through further consideration of how the overall development would be integrated with the surrounding community. The proposed amendment continues to emphasize the provision of significant green space and opens space throughout the development and maintaining such along the major thoroughfare through the development.

Staff also recommends providing conditions to allow for minor modifications to be made without the requirement to amend the PD. The conditions should include those outlined in the report. These conditions include providing a threshold of 10 percent. If changes in land use categories do not exceed 10% then it would not substantially alter the overall character, mix of uses and development potential of the community. However, the modifications can allow for the developer to react and revise the land plan as information becomes more complete. Aggregated land use changes in excess of the 10 percent threshold or proposed changes to the regulations or restrictions should be considered as major amendments and should require review and a determination by this Commission and City Council.

Mr. Harry Masterson, presented an overview of the changes including the roundabout and a name change.

Motion: To close the public hearing

Made By: Commissioner Rose
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley

NAYS: None

The motion passed.

- (2) Consideration of the approval of a Final report to City Council on item 7B(1) above.

Motion: The Planning and Zoning Commission adopt this a final report and forward to City Council with a positive recommendation.

Made By: Commissioner O'Malley
Second: Commissioner Brightwell

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley
NAYS: None

The motion passed.

8. ZONING TEST AMENDMENTS

A. PUBLIC HEARING FOR AMENDMENTS REGARDING EMERGENCY BASED SPECIAL EVENTS

- (1) Public hearing to receive comments for or against possible amendments to the Zoning Ordinance regarding Emergency based special events.

Mr. Gary Smith presented this item stating following the recent extreme rainfall events and the attendant flooding it was suggested that the Emergency Based Special Event regulations be expanded to allow not-for-profit entities to seek its benefits; that the triggering event include Harris and Fort Bend counties; that a reasonable fee be charged whether a time limit for review of the application be established; and whether the duration should be flexible and dependent upon the extent of the disaster and the character and need for the services provided.

If regulations are to be considered to allow for staff to approve emergency based Special Events, at least the following factors should be covered in the regulations:

- (1) The event that triggers staff's authority to approve the event; i.e. a disaster declaration affecting Missouri City, Harris, or Fort Bend counties,
- (2) The requesting entity providing services to a significant number of Missouri City residents and to many others in the surrounding area,
- (3) The maximum duration of the event and authorized extensions,
- (4) The facilities that may be utilized in the event,
- (5) The facilities that must be utilized during the event,
- (6) The location of the event and the impact of the event on the location and the surrounding infrastructure,
- (7) Authority to revise approval for the event should there be a significant negative impact from the event that affects public safety,
- (8) The site-plan for the event,
- (9) The allowable signs used in connection with the event, and
- (10) Approval for each department that has expertise to determine the appropriateness of the request with a time limit for providing a response.

The Commission discussed types of events, authority to approve, and possible staging areas.

Motion: To close the public hearing

Made By: Commissioner Rose
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley
NAYS: None

The motion passed.

- (2) Consider authorizing staff to schedule a public hearing on a final draft on item 8A(1) above.

Motion: The Planning and Zoning Commission adopt this preliminary report and direct staff to schedule a second public hearing on the proposed regulations for Emergency Based Special Events.

Made By: Commissioner Rose
Second: Commissioner Anand

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley

NAYS: None

The motion passed.

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

A. PARKLAND DEDICATION FOR DURHAM TRACT

- (1) Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for the Durham tract.

Mr. Smith stated the Parks and Recreation Board approved a request from Durham Tract Development to offer Missouri City Parks and Recreation a cash payment in lieu of a parkland dedication.

Motion: The Planning and Zoning Commission adopt this as its Final Report and forward to City Council with a positive recommendation.

Made By: Commissioner Rose
Second: Commissioner Parker

AYES: Chairman Brown-Marshall, Commissioner Parker, Commissioner Brightwell, Commissioner Anand, Commissioner Rose, Commissioner O'Malley

NAYS: None

The motion passed.

10. ADJOURN



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: August 12, 2015

AGENDA ITEM SUBJECT: A Revised Conceptual Plan of Stonebrook at Riverstone

AGENDA ITEM NUMBER: 6.A.(1)

PROJECT PLANNER: Samin Bazargan, Planning Intern

APPROVAL: Gary W. Smith, Director of Development Services *gws*
Robert Upton, City Engineer *RU*

PERMIT NUMBER: 1502737

PROPERTY ID: 0077-00-000-1303-907

LOCATION: Southeast of the intersection of Knights Court and Thompson Ferry Road; west of Creekstone Village residential subdivision; and north of Sienna Village of Anderson Springs residential subdivision

ZONING DISTRICT: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject property is subject to the Strategic Partnership Agreement pertaining to Municipal Utility District No. 149.

BACKGROUND:

A revised preliminary plat for Stonebrook at Riverstone Section 2 was approved at the Commission's April 8, 2015 meeting conditioned in part on the submission for approval of this revised conceptual plan. The original conceptual plan for the subdivision was approved in 2007 and a final plat for Section One was approved in 2008. Section One has since been recorded.

RECOMMENDED ACTION

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014, and in accordance with Subsection 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

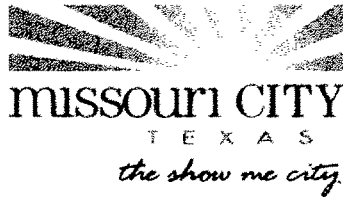
A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - i. Please revise the number of lots and layout of the revised conceptual to be consistent with what was recorded with Section 1 and what has been proposed for Section 2. The revised conceptual plan shows approximately 19 more lots to be included than are reflected on either plat.
 - ii. The conceptual plan must be oriented with North at the top. North shall be indicated on the conceptual plan in accordance with Section 1(5). **Please move the north point to the upper right hand corner of the page.**
 - iii. Please revise the vicinity map as follows:
 - Please center the subject property within the vicinity map and clarify the city limit;
 - Indicate the boundaries of Municipal Utility Districts within the area, switch the position of the labels for MUDS 129 and 128 and verify correct boundaries are shown.
 - Revise the street segments for Knights Court, Lake Olympia Parkway, Oilfield Road, and Sienna Ranch Road and ensure labels are in the correct location.
 - Identify the State Highway 6 with a label.
 - iv. The area adjacent to the conceptual plan boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 1(11). Please revise as follows:
 - Please revise the subdivision name of the Herman Hospital Estate property to either the current property owner or the subdivision name of Sienna Valley Community Church Replat as recorded by instrument number 20150133 in the Fort Bend County Official Public Records.

- Revise the ownership information for the levee which is both within the boundaries of the subdivision and immediately adjacent to the boundaries.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- i. A revised Traffic Impact Analysis (TIA) has been submitted for review however has not yet been approved. The TIA must be approved by the City Engineer.



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division

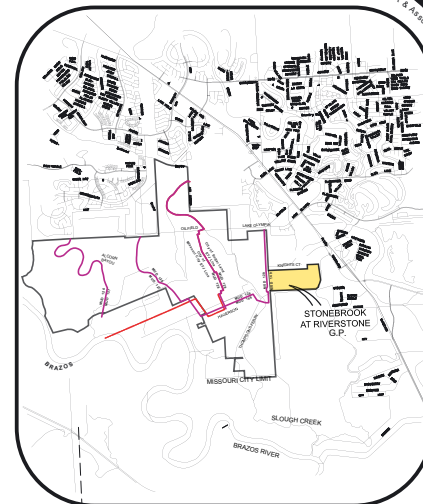
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: ☒ **CONCEPTUAL PLAN** ☐ **PRELIMINARY**
☒ **REVISED CONCEPTUAL PLAN** ☐ **REVISED PRELIMINARY**

DATE:

1. Name of plat: STONEBROOK AT RIVERSTONE GENERAL PLAN		
2. Name of conceptual plan that encompasses this plat (if applicable): STONEBROOK AT RIVERSTONE		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Perry Homes - Rick Hale Mailing Address: 9000 Gulf Freeway, 3rd Floor, Houston, Texas 77017 Phone No.:(713) 948 - 7772 Fax No.:() - Email: Rick.Hale@perryhomes.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): BGE Kerry R. Gilbert & Associates Mailing Address: 23501 Cinco Ranch Blvd., Suite A-250, Katy, Texas 77494 Phone No.:(281) 579 - 0340 Fax No.:(281) 579 -8212 Email: gfreeman@krga.com		
6. Is plat located inside the City limits? (Circle One): NO		
7. Is plat located inside the City's ETJ? (Circle One): NO		
8. Total acreage: 133.8		
9. Estimated # of Sections: 3 Blocks: Reserves:		
10. Estimated # of residential lots/dwelling units: 312		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: Public Streets: 20.1 Residential Lots: 50.1 Lakes/Ponds (non-recreational): Irrigation/Drainage Canals: 23.6 Recreational Uses: 5.2 Utility Easements: Public Parkland: 31.1 Other (explain): Drill site, water plant (acres): 3.7		
12. Residential lot dimensions: Average: 55'x110' Smallest: 50'x110'		
13. Lot area: Non cul-de-sac: 5,500-6,600 Cul-de-sac: 8,740-12,150		
14. Front width (At property line): Non cul-de-sac: 50-60 Cul-de-sac: 34-39		
15. Front width (At building line): Non cul-de-sac: 50-60 Cul-de-sac: 50-60		
16. Depth: Non cul-de-sac: 110 Cul-de-sac: 110		
17. Block Length: Average: Longest: JUL 24 2015		
18. Type of Streets (Circle One): Private Combination Public/Private		
19. Type of Water System (Circle One): Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District:		



Vicinity Map
1"=5000'

STONEBROOK AT RIVERSTONE

± 133.8 ACRES OF LAND
OUT OF THE
W.M. STAFFORD SURVEY, A-89
W.M. LITTLE SURVEY, A-54
FORT BEND COUNTY, TEXAS

ENGINEER/SURVEYOR:
COSTELLO, INC.
9990 RICHMOND AVE., #450-North
Houston, Texas 77042
713-783-7788
Attn: Mr. Chad Hablinski, P.E.

OWNER:
PERRY HOMES

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
0 100 200 400

JULY 23, 2015
KGA #05301-410

OVERALL	
	140 LOTS (TYP.60'X110')
	172 LOTS (TYP.50'X110')
TOTAL =	312 LOTS

SECTION ONE PRELIMINARY PLAT	
	57 LOTS (TYP.60'X110')
	121 LOTS (TYP.50'X110')
TOTAL =	178 LOTS

This drawing is a pictorial representation for presentation purposes only and is subject to change. Further, said drawing is a scanned image only and is not for computation or construction purposes. This drawing may or may not incorporate information and/or data provided to Kerry R. Gilbert & Associates, Inc. by other consultants relative to engineering and drainage, flood plains and environmental issues and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, location, and character of the facilities shown on this map are intended. Additionally, no warranty is made to the accuracy of the information contained herein.



Vicinity Map
1"=5000'

Last Version of Conceptual Plan

STONEBROOK AT RIVERSTONE

± 133.8 ACRES OF LAND
OUT OF THE
W.M. STAFFORD SURVEY, A-89
W.M. LITTLE SURVEY, A-54
FORT BEND COUNTY, TEXAS

ENGINEER/SURVEYOR:
COSTELLO, INC.
9990 RICHMOND AVE., #450-North
Houston, Texas 77042
713-783-7788
Attn: Mr. Chad Hablinski, P.E.

OWNER:
GBI GROUP, LLC

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE
1"=100'

JULY 10, 2007
KGA #05301-410

FILE COPY

RECEIVED
JUL 23 2007
PLANNING DEPARTMENT
CITY OF MISSOURI CITY

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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: August 12, 2015

AGENDA ITEM SUBJECT: Preliminary Plat of Waters Lake Boulevard Section 1 Street Dedication

AGENDA ITEM NUMBER: 6.A.(2)

PROJECT PLANNER: Jose Abraham, Planner I

APPROVAL: Gary W. Smith, Director of Development Services *GWS*
Robert Upton, City Engineer *RU*

PERMIT NUMBER: 1502283

PROPERTY ID: 0025-00-000-1971-907

LOCATION: West of FM 521
Southeast of Ridge Point High School.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- i. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11).

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- i. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
- ii. Please provide utility models for water and sanitary as required by Chapter 5.02 and 6.02 of the City's Public Infrastructure Design Manual. Additionally, please provide fire flow model, minimum fire flow, and minimum system pressure.
- iii. Please provide signed and sealed benchmark datasheets.
- iv. A Roadway Classification Memo has been submitted for review and is pending approval by the City Engineer.
- v. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- i. Please provide a revised DWG file of the plat that is projected correctly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

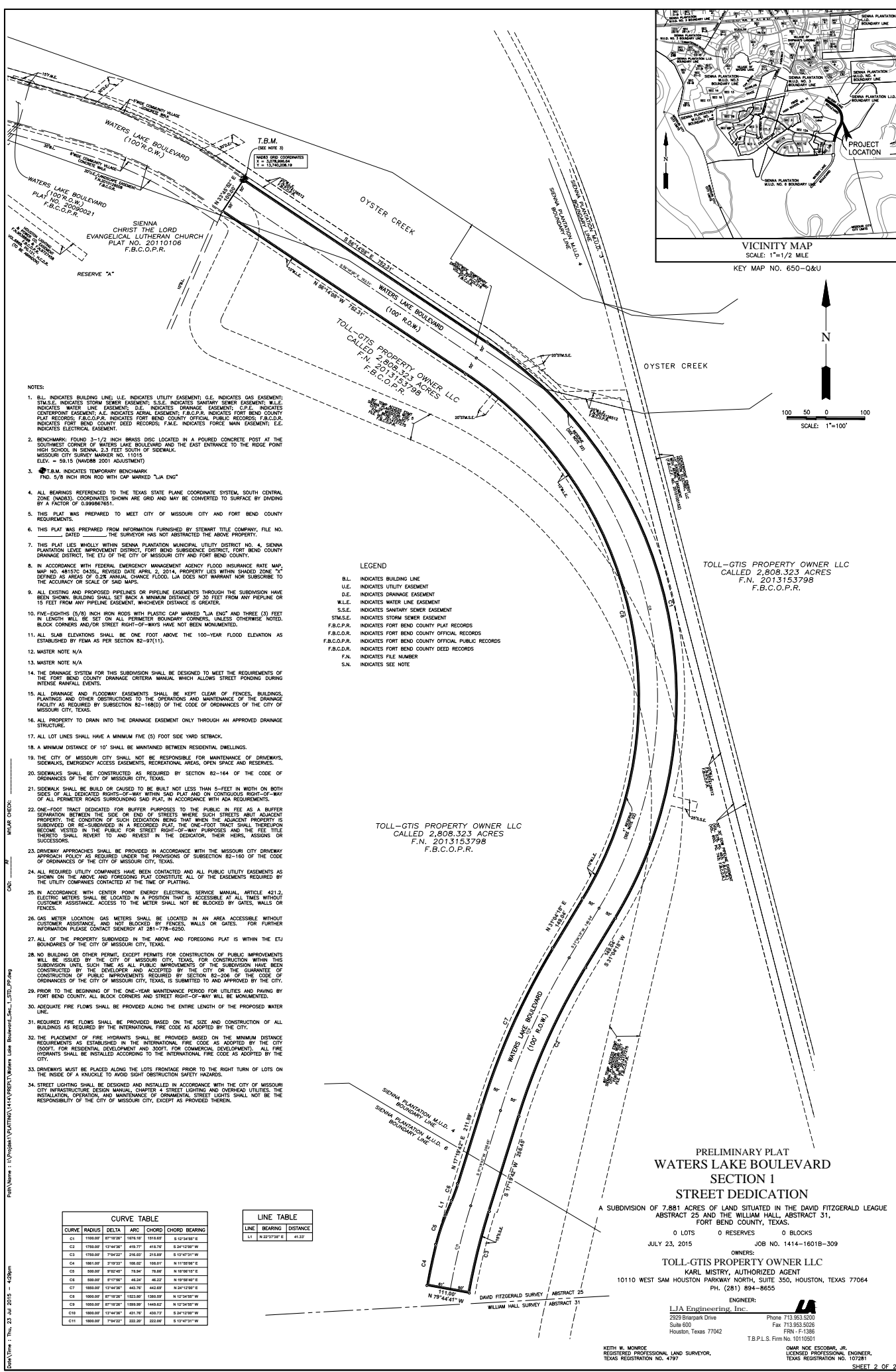
- i. Please remove plat notes #12, #13, #17 and #18.

APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN ☐ PRELIMINARY
☐ REVISED CONCEPTUAL PLAN ☐ REVISED PRELIMINARY

DATE:

1. Name of plat:					
2. Name of conceptual plan that encompasses this plat (if applicable):					
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):					
4. Landowner's name (If company or corporation, list chief officer): Mailing Address: Phone No.:() - Fax No.:() - Email:					
5. Applicant's name (Engineer, Planner, Architect, Etc.): Mailing Address: Phone No.:() - Fax No.:() - Email:					
6. Is plat located inside the City limits? (Circle One): YES NO					
7. Is plat located inside the City's ETJ? (Circle One): YES NO					
8. Total acreage:					
9. Estimated # of Sections: _____ Blocks: _____ Reserves: _____					
10. Estimated # of residential lots/dwelling units:					
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): _____ (acres): _____					
12. Residential lot dimensions: Average: _____ Smallest: _____					
13. Lot area: Non cul-de-sac: _____ Cul-de-sac: _____					
14. Front width (At property line): Non cul-de-sac: _____ Cul-de-sac: _____					
15. Front width (At building line): Non cul-de-sac: _____ Cul-de-sac: _____					
16. Depth: Non cul-de-sac: _____ Cul-de-sac: _____					
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____					
18. Type of Streets (Circle One): Public Private Combination Public/Private					
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)					
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)					
21. Municipal Utility District:					





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: August 12, 2015

AGENDA ITEM SUBJECT: Preliminary Plat of Waters Lake Boulevard Section 2 Street Dedication

AGENDA ITEM NUMBER: 6.A.(3)

PROJECT PLANNER: Jose Abraham, Planner I

APPROVAL: Gary W. Smith, Director of Development Services *GWS*
Robert Upton, City Engineer *RU*

PERMIT NUMBER: 1502284

PROPERTY ID: 0025-00-000-1971-907

LOCATION: West of FM 521
Southeast of Ridge Point High School.

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- i. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11).

2. RESPONSIBLE DEPARTMENT/DIVISION: Public Works/Engineering Division

- i. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
- ii. Please provide utility models for water and sanitary as required by Chapter 5.02 and 6.02 of the City's Public Infrastructure Design Manual. Additionally, please provide fire flow model, minimum fire flow, and minimum system pressure.
- iii. Please provide signed and sealed benchmark certificates.
- iv. A Roadway Classification Memo has been submitted for review and is pending approval by the City Engineer.
- v. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

1. RESPONSIBLE DEPARTMENT/DIVISION: Public Works/GIS Division

- i. Please provide a revised DWG file of the plat that is projected correctly.

B. STANDARD PLAT NOTES:

The following plat notes must be included on the face of a preliminary plat:

1. RESPONSIBLE DEPARTMENT/DIVISION: Development Services/Planning and Development Division

- i. Please remove plat notes #15 and #16.



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN ☐ PRELIMINARY
☐ REVISED CONCEPTUAL PLAN ☐ REVISED PRELIMINARY

DATE:

1. Name of plat:		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="text-align: center;">Single Family Residential Specific Use Permit</div> <div style="text-align: center; border: 1px solid blue; border-radius: 50%; padding: 2px;">Other (Explain):</div>		
4. Landowner's name (If company or corporation, list chief officer):		
Mailing Address:		
Phone No.:() -	Fax No.:() -	
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.):		
Mailing Address:		
Phone No.:() -	Fax No.:() -	
Email:		
6. Is plat located inside the City limits? (Circle One):	YES	<div style="border: 1px solid blue; border-radius: 50%; padding: 2px;">NO</div>
7. Is plat located inside the City's ETJ? (Circle One):	<div style="border: 1px solid blue; border-radius: 50%; padding: 2px;">YES</div>	NO
8. Total acreage:		
9. Estimated # of Sections: _____	Blocks: _____	Reserves: _____
10. Estimated # of residential lots/dwelling units:		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____	Public Streets: _____	Residential Lots: _____
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): _____ (acres): _____		
12. Residential lot dimensions:	Average: _____	Smallest: _____
13. Lot area:	Non cul-de-sac:	Cul-de-sac:
14. Front width (At property line):	Non cul-de-sac:	Cul-de-sac:
15. Front width (At building line):	Non cul-de-sac:	Cul-de-sac:
16. Depth:	Non cul-de-sac:	Cul-de-sac:
17. Block Length: _____	Average: _____	Longest: _____ Shortest: _____
18. Type of Streets (Circle One):	<div style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Public</div>	Private Combination Public/Private
19. Type of Water System (Circle One):	<div style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Public</div>	Individual Water Wells Other (attach explanation)
20. Type of Sanitary System (Circle One):	<div style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Public</div>	Individual Septic Tanks Other (attach explanation)
21. Municipal Utility District:		



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: August 12, 2015

AGENDA ITEM SUBJECT: Final Plat of Pebble Creek at Riverstone Section 1

AGENDA ITEM NUMBER: 6.A.(4)

PROJECT PLANNER: Samin Bazargan, Planning Intern

APPROVAL: Gary W. Smith, Director of Development Services *gws*
Robert Upton, City Engineer *RU*

PERMIT NO.: 1502747

PROPERTY ID: 0013-00-000-0130-907

LOCATION: Southwest of the intersection of Highway 6 and Oilfield Road

ZONING DISTRICT: R-2, Single family residential district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

BACKGROUND:

A final plat for Pebble Creek at Riverstone Section 1 was conditionally approved at the Commission's January 14, 2015 meeting for a subdivision containing approximately 29.836 acres and 64 residential lots. In June 2015, City Council approved a request to rezone an approximate 1.321 acre tract of land from LC-3, retail district to R-2, single family district (Lake Olympia Commercial Tract). This submitted final plat includes the acreage and lots previously subject to conditional approval combined with the additional acreage that was rezoned.

The Commission should also note that the applicant seeks to divide the subject plat for development in two phases, Phase 1A and Phase 1B as shown on the subject plat.

RECOMMENDED ACTION:

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - i. Parkland Dedication. In accordance with Section 82.174.(b).(6). of the City's Code of Ordinances, an additional parkland dedication is required since the actual number of dwelling units exceeds the figure of the original dedication. A parkland dedication for payment in lieu of land was approved by the City Council on January 20, 2015. The dedication anticipated a total of 64 residential dwelling units. An additional dedication is required to account for the additional units included in this revised final plat.
 - ii. A revised title report or title policy, must be prepared and submitted. Such title report must be prepared within 45 days of the date submitted for review.
 - iii. Revised tax certificates must be provided showing that no ad valorem taxes are due and owing on the subdivision in accordance with Section 3.C(9)(f). The tax certificates to be submitted must include the additional acreage.
 - iv. Provide verification that the additional dwelling units/lots are included and accounted for in the recorded annexation to the Riverstone Property Owner's Association. If such additional units/lots have not been included, please submit a revision to the restrictive covenants, ready for filing.
 - v. The acreage provided in the title blocks on sheet 1 and sheet 2 do not match. Please correct.
 - vi. A label shall be included to distinguish each block represented on the plat.
 - vii. For clarification purpose, the plat application provides that the subject site is both within the City limits as well as the City's ETJ. The subject site is within the City limits and is not in whole or part within the City's ETJ.

- viii. Additionally, the application indicates that the average lot area and the typical lot area are less than the minimum lot area required by the R-2, single family residential district. Upon review of the proposed subdivision, the application appears in error and the minimum lot size as well as minimum lot area are in compliance with the zoning district.
- ix. Finally, the application references, in error that the subject site is located in Fort Bend County Municipal Utility District (MUD) #45. The plat indicates the correct location within MUD #46.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- i. Provide a revise .dwg file. The submitted file does not reference properly.
- ii. Road curve radii do not comply with the City of Missouri City Infrastructure Design Manual.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

- i. The street name, Pebble Pointe Dr, exists in the OSSI data within the City of Pearland near McHard Rd. Please revise this street name as this might cause a conflict for Public Safety.

APPLICATION FOR PLAT APPROVAL

Check One: ☒ FINAL PLAT ☐ REPLAT ☐ AMENDING PLAT
☐ LARGE ACREAGE PLAT ☐ ABBREVIATED PLAT

DATE: July 24, 2015

- 1. Name of subdivision:** Pebble Creek at Riverstone Section 1
- 2. Name of conceptual plan that encompasses this plat** (if applicable):
- 3. Type of plat** (Circle one or more): Apartment Commercial Industrial Planned Development
Single Family Residential Specific Use Permit Townhouse
Other (Explain):
- 4. Landowner's name** (If company or corporation, list chief officer): Newmark Homes Houston, LLC.
Mailing Address: 10455 Briar Forest Suite 200 Houston, Texas 77042
Phone No.: (713) 346-0200 Fax No.:
Email:
- 5. Applicant's name** (Engineer, Planner, Architect, Etc.): Rene Rodriguez - LJA Engineering, Inc.
Mailing Address: 2929 Briarpark Dr., Ste. 600, Houston, Texas 77042
Phone No.: (713) 953-5228 Fax No.: (713) 953-5026
Email: rerochiguez@ljaengineering.com
- 6. Is plat located inside the City limits?** (Circle One): YES NO
- 7. Is plat located inside the City's ETJ?** (Circle One): YES NO
- 8. Total acreage:** 24.073 Ac
- 9. Number of sections:** 1 **Blocks:** 2 **Reserves:** 5
- 10. Number of residential lots/dwelling units:** 71
- 11. Land distribution** (in acres) – Must total acreage indicated in Line 8 above:
Private Streets: 0 Public Streets: 4.395 Residential Lots: 13.756
Lakes/Ponds (non-recreational): 0 Irrigation/Drainage Canals: 0 Recreational Uses: 0
Utility Easements: 0 Public Parkland: 0
Other (explain): Landscape/Open Space (acres): 5.922
- 12. Average lot area:** 3600 sq.ft.
- 13. Typical lot area:** 3600 sq.ft.
- 14. Block Length:** Average: 130' Longest: 550' Shortest: 130'
- 15. Type of Streets** (Circle One) Public Private Combination Public/Private
- 16. Type of Water System** (Circle One): Public Individual Water Wells Other (attach explanation)
- 17. Type of Sanitary System** (Circle One): Public Individual Septic Tanks Other (attach explanation)
- 18. Municipal Utility District:** Fort Bend County Municipal Utility District No. 45

STATE OF TEXAS
COUNTY OF FORT BEND

WE, NEWMARK HOMES HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MIKE MOODY, MANAGER, BEING AN OFFICER OF NEWMARK HOMES HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNED, WE, SENNA 325, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER AND JEAN FARLEY, SECRETARY, BEING OFFICERS OF SENNA 325, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS, HEREBY REFERRED TO AS OWNERS OF THE 24.073 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PEBBLE CREEK AT RIVERSTONE SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, LOCATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EASEMENTS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL, ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF PEBBLE CREEK AT RIVERSTONE SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ADCEAGE.

IN TESTIMONY WHEREOF, NEWMARK HOMES HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MIKE MOODY, ITS MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

NEWMARK HOMES HOUSTON, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MIKE MOODY, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE MOODY, MANAGER OF NEWMARK HOMES HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SENNA 325, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALVIN SAN MIGUEL, ITS VICE PRESIDENT/GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, AND ITS COMMON SEAL, HEREUNTO AFFIXED THIS _____ DAY OF _____, 2015.

SENNA 325, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: _____
ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER

ATTEST: _____
JEAN FARLEY, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVIN SAN MIGUEL, VICE PRESIDENT/GENERAL MANAGER OF SENNA 325, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SENNA 325, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JON P. BOROVSZKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PEBBLE CREEK AT RIVERSTONE SECTION 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

SONYA BROWN-MARSHALL, CHAIR

TIMOTHY R. HANEY, VICE CHAIR

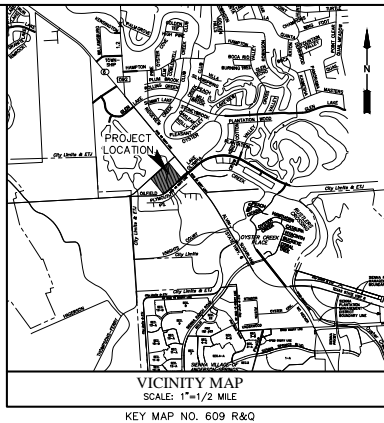
I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015, AT _____ O'CLOCK _____ A.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
18140 S. CASSIDAY RD. • MISSOURI CITY, TX 77459
PHONE: (281) 439-4339 • www.gbipartners.com
TEXTS: #101383-00
JON P. BOROVSZKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



FINAL PLAT OF PEBBLE CREEK AT RIVERSTONE SECTION 1

A SUBDIVISION OF 24.073 ACRES OF LAND SITUATED IN THE
DAVID BRIGHT LEAGUE, ABSTRACT 13,
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

71 LOTS 5 RESERVES (5.922 ACRES) 2 BLOCKS
JULY 24, 2015 JOB NO. 2252-1401-309

OWNERS:
NEWMARK HOMES HOUSTON, LLC
A TEXAS LIMITED LIABILITY COMPANY
MIKE MOODY, MANAGER
10455 BRIAR FOREST, SUITE 200, HOUSTON, TEXAS 77042
PH. (713) 346-0200

SENNA 325, L.P.
A TEXAS LIMITED PARTNERSHIP
ALVIN SAN MIGUEL, PRESIDENT/GENERAL MANAGER
5777 SIENNA PARKWAY, SUITE 100, MISSOURI CITY, TEXAS 77459
PH. (281) 778-7777

ENGINEER:
LJA Engineering, Inc.
18140 S. CASSIDAY RD. • MISSOURI CITY, TX 77459
PHONE: (281) 439-4339 • www.lja-engineering.com
FAX: (281) 439-4339
SUITE 600
HOUSTON, TEXAS 77042
FRN - F-1386



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE:	August 12, 2015
AGENDA ITEM SUBJECT:	Quail Valley Utility District – Zoning Map Amendment
AGENDA ITEM NUMBER:	7.A.
PROJECT PLANNER:	Jennifer Thomas Gomez, AICP, Senior Planner
APPROVAL:	Gary W. Smith, Director of Development Services <i>gws</i>

PERMIT NUMBER:	1502754
PROPERTY ID:	5913-00-000-2170-907
LOCATION:	The subject site is located at 3130 N Pebble Beach Dr, north of the Quail Valley El Dorado residential subdivision, south and east of the Quail Valley North residential subdivision and west of the Quail Valley Utility District office.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Land Use Plan. Such policies recommend development of the subject property for Commercial use. It is recommended that the subject property be rezoned from R-2, single family residential district to CF, community facilities as discussed in the following report.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Tuesday, September 8, 2015

SUMMARY:

Quail Valley Utility District purchased the property at 3130 N Pebble Beach Dr in November 2014. The District presently operates out of an office at 3134 Cartwright Rd, next to the subject property. The District seeks to rezone the subject property from the R-2, single family residential zoning designation to the CF, Community facilities zoning designation and use the property a public facility.

For many years, a child care center was located on the subject property.

The District, similar to a city, is a political subdivision of the State; as such, City staff is working cooperatively with the District to establish an appropriate zoning designation and development standards for the use of the subject property.

Requested Deviations: Not applicable as this application is a Zoning Map Amendment.

GENERAL SITE INFORMATION:

A. Legal Description: The subject site is described as being all of Reserve "Q-Q" A of the Partial Replat of Quail Valley subdivision, Quail Valley North Section (Reserve Q-Q) as recorded by instrument number 1174799 of the Fort Bend County Official Public Records.

B. Size: 0.9478 acres

C. Existing Land Use and Zoning Designation: Single family residential structure previously used as a child care facility/ R-2, single family residential district.

D. Surrounding Land Uses and Zoning Designations:

North: Quail Valley North (R-2, single family residential district)

South: Quail Valley El Dorado residential subdivision (R-1, single family residential district)

East: Quail Valley Utility District office (CF, community facilities)

West: Quail Valley North (R-2, single family residential district)

E. Zoning History:

11-04-1959: Subject site annexed by the City of Missouri City (Ordinance No. 59).

01-19-1981: Subject site zoned R-2, single family residential district (Ord. O-81-01).

ANALYSIS OF SUBJECT SITE:

A. Development Potential

Quail Valley Utility District purchased the property at 3130 N Pebble Beach Dr in November 2014. The District presently operates out of an office at 3134 Cartwright Rd, next to the subject property. The District seeks to rezone the subject property from the R-2, single family residential zoning designation to the CF, Community facilities zoning designation and use the property a public facility.

For many years, a child care center was located on the subject property.

The District, similar to a city, is a political subdivision of the State; as such, City staff is working cooperatively with the District to establish an appropriate zoning designation and development standards for the use of the subject property.

The District has provided an initial demolition plan and a separate drainage plan for development of the subject property. Both plans have been included as attachments. The plans indicate the proposed demolition of the existing house and a storage shed as well as existing concrete. The immediate plans for use of the property is largely to provide additional vehicle access to and from the District's office off of Cartwright Rd. The drainage plan as provided indicates the connection of the driveway from the subject property to the District's existing office. Both plans indicate provisions to maintain existing fencing, specifically a wood fence at the rear property line. In addition, both plans indicate the maintenance of existing mature trees.

Conformance with the Comprehensive Plan: The proposed amendment is in conformance with the following portions of the Comprehensive Plan:

Goal 3.1: Coordinated and efficient provision of basic utility services to Missouri City residents and businesses.

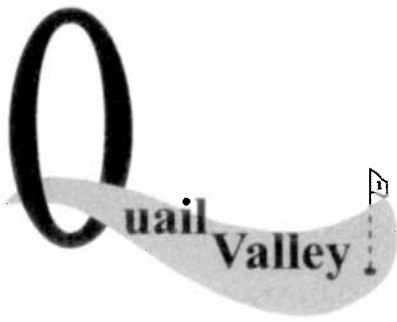
Conformance with the Land Use Plan: The Future Land Use Map identifies the subject property as Commercial, being appropriate for development in accordance with the Auto-Oriented Character designation.

The Auto-Oriented Character is a designation that typically covers most areas identified for commercial use, where accommodation of automobile access, circulation and parking drives the placement of buildings and overall site design.

The Future Land Use Plan designates certain major public and civic facilities as Community Facilities. The current Plan views the existing District office as a "semi-public" use and indicates that development is reflective of or should be redeveloped with respect to the Commercial Auto-Oriented Character.

Staff Recommendation: Rezone the subject property from R-2, single family residential district to CF, community facilities district.

B. Development Schedule. The District has purchased the subject property and development will occur as funds are available but are not anticipated to extend beyond the five-year period required by Section 15.



UTILITY DISTRICT

3134 CARTWRIGHT RD. • MISSOURI CITY, TEXAS 77459-2599 • PHONE (281) 499-5539 • FAX (281) 261-4507

July 6, 2015

Mr. Scott Elmer, PE
Assistant City Manager
City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489

Re: Re-zoning of 0.947 acres of land from Special Use (Private School) to Community Facilities

Dear Mr. Elmer,

Quail Valley Utility District requests that the City of Missouri City act as our agent in requesting a change in the zoning of the subject property (3130 N. Pebble Beach). The tract is located on Cartwright Road next to the Quail Valley Utility District office at the intersection of Cartwright Road and North Pebble Beach and will be used as a public facility as Quail Valley Utility District purchased the property in November of 2014.

Your help in this matter will be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to be 'Joe Taylor', is written over a horizontal line.

Joe Taylor
General Manager
Quail Valley Utility District
3134 Cartwright Road
Missouri City, Texas 77459
Phone: 281-499-5539
Cell: 281-657-5351
FAX: 281-261-4507
EMAIL: jtaylor@quailvalleyud.org

cc: Board of Directors



Zoning Map Amendment

Quail Valley Utility District (R-2 to CF)

View from Cartwright Rd



View from QVUD office



View from N Pebble Beach Dr



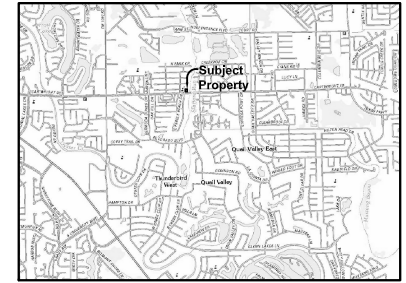
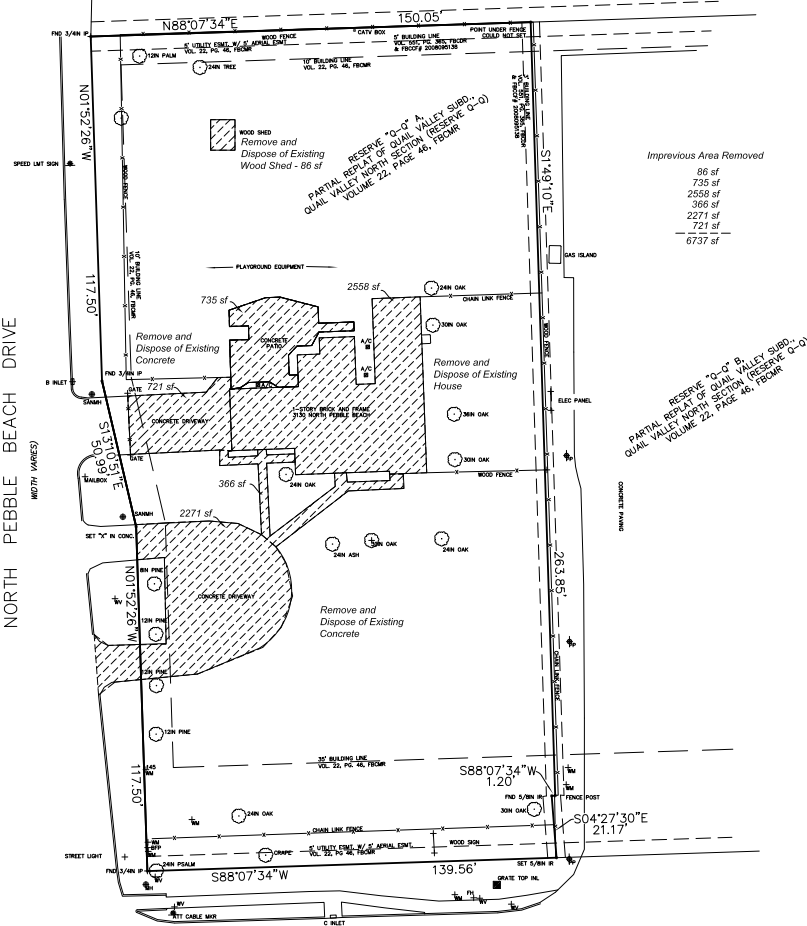
DAVID BRIGHT LEAGUE A - 13

ASHMONT
LANE

NORTH PEBBLE BEACH DRIVE
(MOTH WARES)

CARTWRIGHT ROAD
(100' ROW)

QUAIL VALLEY SUBDIVISION
QUAIL VALLEY NORTH SECTION
VOLUME 9, PAGE 5, FBDMR



Vicinity Map
NTS

Improvements Area Removed
86 sf
735 sf
2558 sf
366 sf
2271 sf
721 sf
6737 sf

Demolition Plan for 3130 North Pebble Beach Drive

being 0.9478 acres of land being all of Reserve "Q-Q" A as recorded in the partial replat of Quail Valley Subdivision, Quail Valley North Section (Reserve "Q-Q"), as filed in Volume 22, Page 46 of the plat records of Fort Bend County, in the David Bright League, A-13, Missouri City, Fort Bend County, Texas

Prepared
for
Quail Valley Utility District
3134 Cartwright Road
Missouri City, Texas

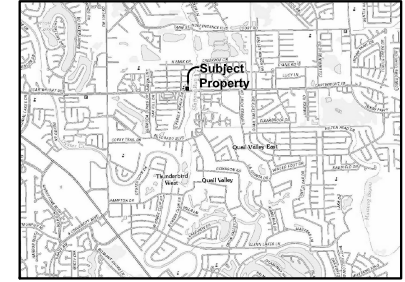
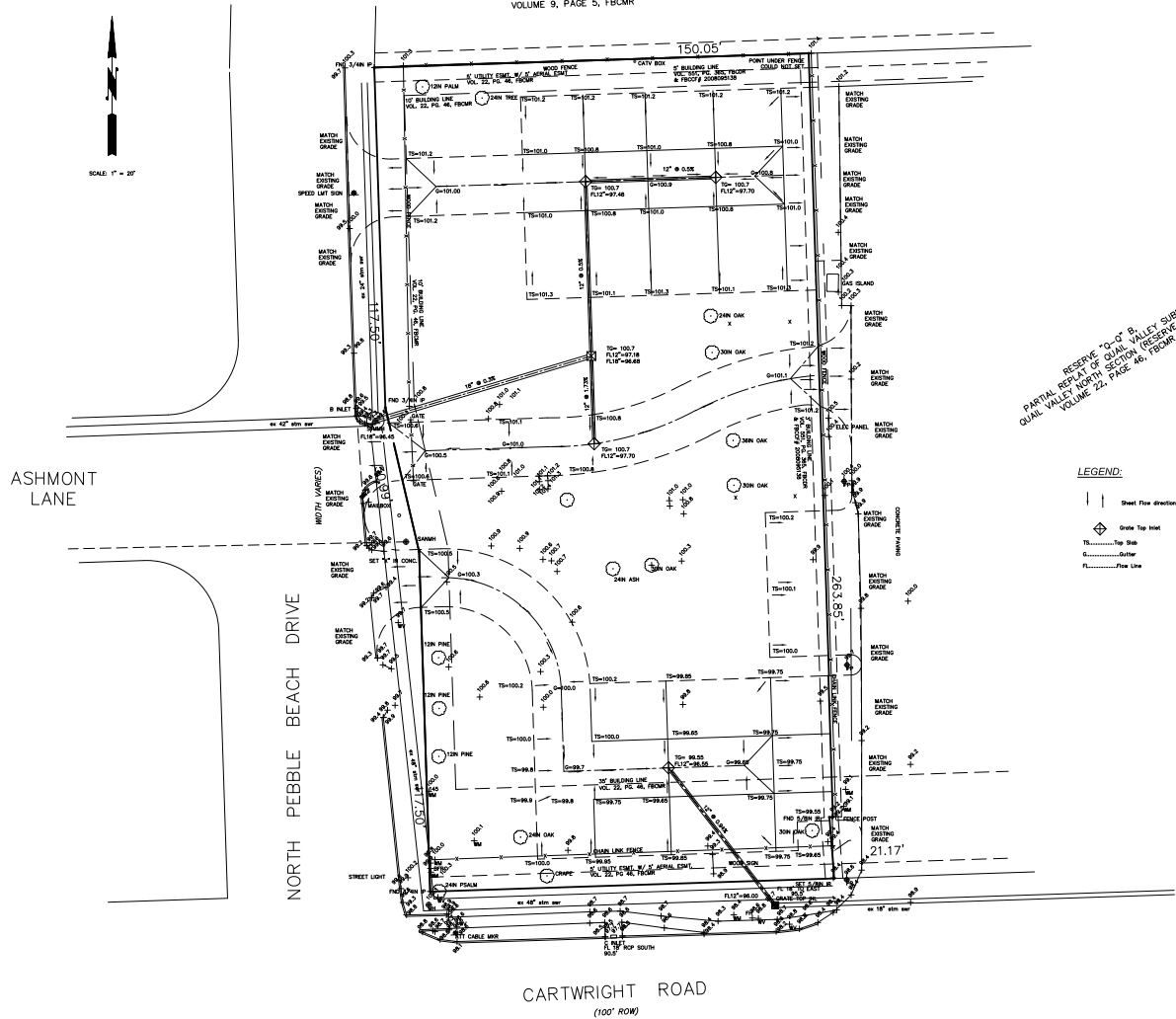
SEC
SALINGER ENGINEERING CORPORATION
Civil Engineering Consultants & Land Surveyors

- 3338 CR 239
- Gonzales, Texas 78629
- 830.263.1510

Texas Engineering Firm Reg. No. 4059
Texas Surveying Firm Reg. No. 19057900

Scale: 1"= 20'

Date: May 1st, 2015
SEC Job # 368-55



Vicinity Map
NTS

Drainage Plan for

3130 North Pebble Beach Drive

being 0.9478 acres of land being all of Reserve "Q-Q" A as recorded in the partial replat of Quail Valley Subdivision, Quail Valley North Section (Reserve "Q-Q"), as filed in Volume 22, Page 46 of the plat records of Fort Bend County, in the David Bright League, A-13, Missouri City, Fort Bend County, Texas

Prepared
for
Quail Valley Utility District
3134 Cartwright Road
Missouri City, Texas

SEC
SALIGER ENGINEERING CORPORATION
Civil Engineering Consultants & Land Surveyors

- 3338 CR 239
- Gonzales, Texas 78629
- 830.263.1510

TEXAS ENGINEERING FIRM REG. NO. 4059
TEXAS SURVEYING FIRM REG. NO. 10057900

Scale: 1"= 20'

Date: May 2nd, 2015
SEC Job # 368-55



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

NOTICE OF PUBLIC HEARING

DATE OF NOTICE: July 31, 2015

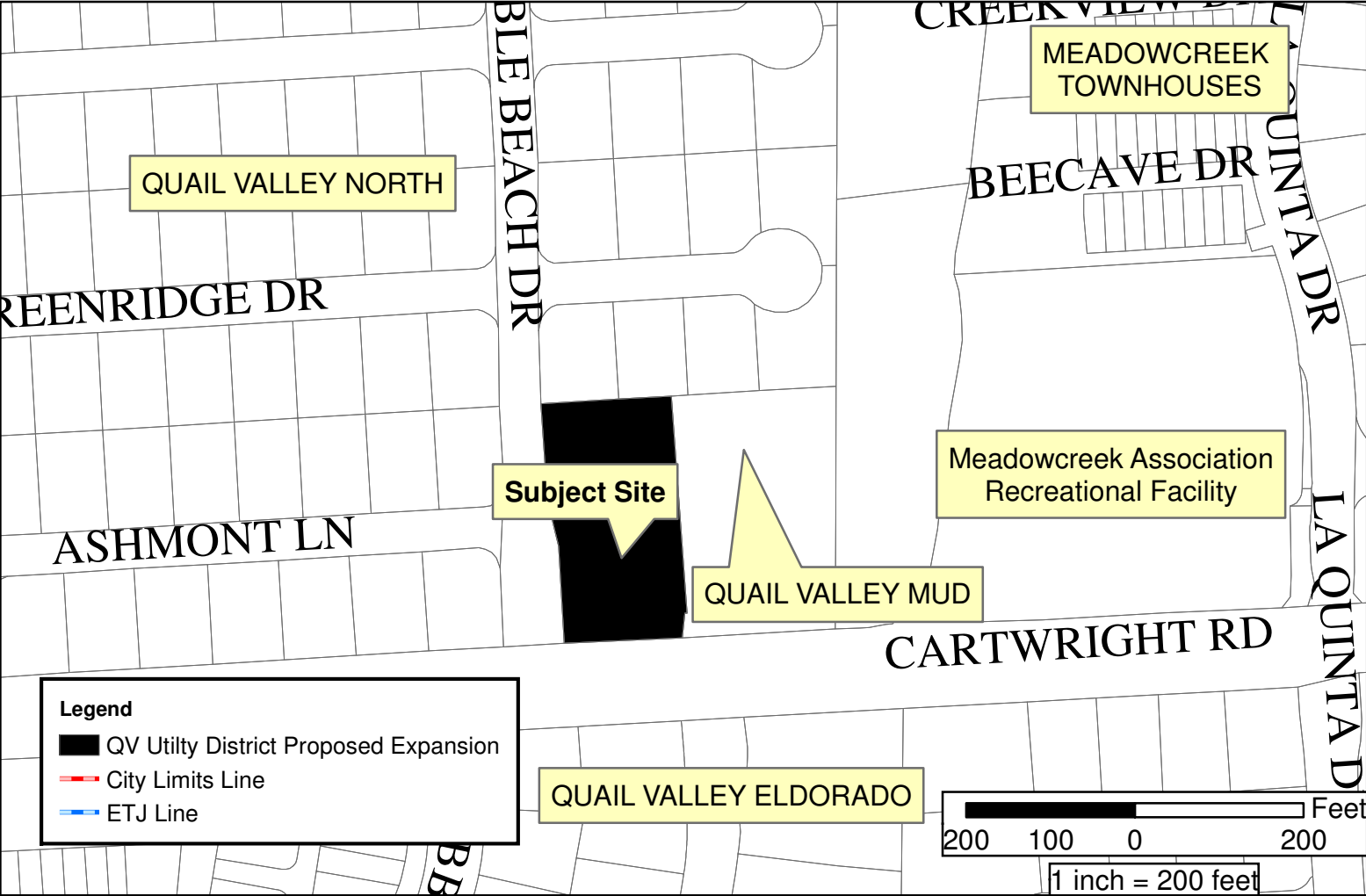
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 12, 2015, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by the City of Missouri City on behalf of the Quail Valley Utility District to rezone an approximate 0.9478 acre tract of land from R-2, single family residential district to CF, community facilities district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Quail Valley El Dorado residential subdivision, south and east of the Quail Valley North residential subdivision and west of the Quail Valley Utility District.

SITE LEGAL DESCRIPTION: The subject site is described as being all of Reserve "Q-Q" A of the Partial Replat of Quail Valley subdivision, Quail Valley North Section (Reserve Q-Q) as recorded by instrument number 1174799 of the Fort Bend County Official Public Records.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

July 31, 2015

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, August 12, 2015
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by the City of Missouri City on behalf of the Quail Valley Utility District to rezone an approximate 0.9478 acre tract of land from R-2, single family residential district to CF, community facilities district; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

____ I/We protest this proposed rezoning because_____

_____.

____ I/We support this proposed rezoning because_____

_____.

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

Adeola Adeyemi 5919 Sagamore Bay LN Richmond, TX 77469-7203	Richardson Dan 2502 W Pebble Beach DR Missouri City, TX 77459-2545	Pebble Beach Property Owners Association 2601 CARTWRIGHT RD Missouri City, TX 77459-2613
Couch Billy R & Joanna 2507 E PEBBLE BEACH DR MISSOURI CITY, TX 77459-2522	Sanchez Salomon 2503 E Pebble Beach DR Missouri City, TX 77459-2522	DICAMILLO LAWRENCE R & BETTY JOYCE 2503 W PEBBLE BEACH DR MISSOURI CITY, TX 77459-2516
SPRAGUE SHARON 2507 W PEBBLE BEACH DR MISSOURI CITY, TX 77459-2516	Carter Nathan 2510 E Pebble Beach DR Missouri City, TX 77459-2523	MCCLLENON BELINDA 2502 E PEBBLE BEACH DR MISSOURI CITY, TX 77459-2523
QUAIL VALLEY M U D 3134 CARTWRIGHT RD MISSOURI CITY, TX 77459-2543	Tschirgi Bill Frank & Lois Ann 3115 Greenridge DR Missouri City, TX 77459-2015	Kramer Phillip 3111 Greenridge DR Missouri City, TX 77459-2015
SLUSSER ROBERT M & ANTOINETTE 3107 GREENRIDGE DR MISSOURI CITY, TX 77459-2015	Schultz Living Trust 3103 Greenridge DR Missouri City, TX 77459-2015	SPILLER DOUGLAS 3102 GREENRIDGE DR MISSOURI CITY, TX 77459-2016
Greenridge Partners LLC 55 The Oval ST Sugar Land, TX 77479-2016	Jokinen Christopher Adam & Brenda Lee 3110 Greenridge DR Missouri City, TX 77459-2016	Owner Name 3114 Greenridge DR Missouri City, TX 77459-2016
Kline Barbara 3206 Greenridge DR Missouri City, TX 77459-2018	SOLOMON MARY 3202 GREENRIDGE DR MISSOURI CITY, TX 77459-2018	Knudsen David M & Mary H 3210 Ashmont LN Missouri City, TX 77459-2012
Leonetti Rose Ann & Damon Joseph 3206 ASHMONT LN MISSOURI CITY, TX 77459-2012	Guice Marcus L & Pamela 3202 Ashmont LN Missouri City, TX 77459-2012	Weaver Carol 3203 GREENRIDGE DR MISSOURI CITY, TX 77459-2017
FOWLER G D & MELINDA 3207 GREENRIDGE DR MISSOURI CITY, TX 77459-2017	Reed Walter 3623 La Costa Missouri City, TX 77459-2406	Shabazz Jamal & Shondra Wiley 3211 Ashmont LN Missouri City, TX 77459-2011
Caycedo Michael 3207 Ashmont LN Missouri City, TX 77459-2011	Spurlock Ira 3203 ASHMONT LN MISSOURI CITY, TX 77459-2011	Kerry Holmes, On site Manager kerry.holmes@fsresidential.com

Laura Bradley, Manager
laura.bradley@fsresidential.com

Charile Butera
chbutera77@sbcglobal.net



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

July 31, 2015

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:

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This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

____ I/We protest this proposed rezoning because _____

☒ I/We support this proposed rezoning because _____

Sincerely,

ROSE ANN LEONEZZI

Signature

Print Name

3206 Ashmont Ln.

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

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Print Name

Signature



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: August 12, 2015
AGENDA ITEM SUBJECT: Towne Creek School - SUP
AGENDA ITEM NUMBER: 7.B.
PROJECT PLANNER: Jose Abraham, Planner I
APPROVAL: Gary W. Smith, Director of Development Services *gws*

PERMIT NUMBER: 1502742
PROPERTY ID: 8089-01-001-0035-907
LOCATION: 3311 Williamsburg Lane

The subject site is located at 3311 Williamsburg Lane, north of Service King Collision Repair Center, south of Houston Metropolitan Seventh Day Adventist Church, east of LaQuinta Inn & Suites and west of Township Square shopping center.

RECOMMENDED ACTION:

The proposal complies with the provisions of the Comprehensive Plan. The proposed Specific Use Permit (SUP) would not amend the existing zoning use district for the subject site and therefore, would not affect the current land use designation.

Staff recommends approving the request for a SUP to allow for the continued use of an educational place of assembly and for the location of a modular building to temporarily accommodate school programs based upon the considerations included within this report.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Tuesday, September 08, 2015

Revised Submittals Due Prior To August 27, 2015. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission must be submitted no later than 10:00 a.m. on August 27, 2015, which is prior to the deadline for submittals to the City Council for their September 08, 2015, meeting.

SUMMARY:

The applicant owns and operates the Towne Creek School which is an educational place of assembly located on the subject site. The school has been in operation since the early 1980's and at its current location would be considered a nonconforming use.

The applicant is considering expanding the existing facility and is seeking to locate a modular building to temporarily accommodate school programs until the future expansion project is complete. The applicant has indicated that the proposed modular building is strictly temporary and will be used under a lease agreement with Mobile Modular Management. The proposed modular building does not comply with Section 7A. Architectural Design Standards of the City's Zoning Ordinance.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being all of Reserve C-1, C-2, and C-4 of the Final Replat of The Township Section One Reserve "C" recorded as instrument number 1175780 in the Fort Bend County Official Public Records.

B. Size: 2.124 acres

C. Existing Land Use and Zoning Designation:

A building serving as an educational place of assembly with infant, pre-kindergarten, and pre-school programs / LC-3, Retail district

D. Surrounding Land Uses and Zoning Designations:

North:	Houston Metropolitan Adventist Church (LC-2, Local retail district / SUP 188, Ordinance O-13-25)
South:	Service King Collision Repair Center (LC-3, Retail district)
East:	La Quinta Inn & Suites (PD, Planned Development #14 (Ordinance O-09-47)
West:	Township Square shopping center (LC-3, Retail district)

E. Zoning History:

02-22-1966:	Subject site annexed by the City of Missouri City (Ordinance O-66-105).
01-19-1981:	Subject site zoned SD, Suburban district (Ord. O-81-01).
06-18-1984:	Subject site zoned LC-3, Retail district (O-84-45)

ANALYSIS OF SUBJECT SITE:

A. Use Regulations. Section 15.2 of the City's Zoning Ordinance requires approval of a SUP for educational places of assembly.

The applicant owns and operates the Towne Creek School, which is an educational place of assembly that provides early childhood, preschool, pre-kindergarten and kindergarten programs in addition to an afterschool and summer camp for school-aged students.

The applicant is considering expanding the existing facility.

The school has been in operation since the early 1980's and at its current location would be considered a nonconforming use.

Conformance with the Comprehensive Plan: The continued use of the subject site as an educational place of assembly is in conformance with the following portions of the Comprehensive Plan:

Goal 2.2 focuses on providing "more varied development to move beyond a bedroom community perception of Missouri City."

Goal 2.3. establishes, "An ongoing and increasing focus on neighborhood integrity and commercial redevelopment as the community continues to mature."

Conformance with the Future Land Use and Character Plan: The proposed SUP would not amend the existing zoning use district for the subject site and therefore, would be in conformance with the Future Land Use and Character Map which identifies the subject site as Commercial providing for an Auto-Oriented character.

Staff Recommendation: Approve an SUP for the subject site and allow for the continued use of the property as an educational place of assembly.

B. Architectural design standards. All buildings and structures constructed should comply with the Code of Ordinances of the City of Missouri City, including the requirements of Section 7A, Architectural Design Standards.

Section 7A.3.7 prohibits temporary buildings, except those used as construction trailers.

Additionally, Section 7A.2.C.2 requires one hundred percent of exterior walls, excluding windows and doors to consist of masonry. Section 7A.2.C.3 requires, in part, the use of approved primary materials (i.e. – brick, stone or architectural masonry units) to make up a minimum of 33% of each exterior wall or 50% of all exterior walls. Section 7A.2.C.4. requires the use of visible pitched roofs or architectural elements with visible pitched roofs for all buildings.

As previously provided, the applicant is considering expanding the existing facility and is seeking to locate a modular building to temporarily accommodate school programs until the future expansion project is complete.

A conceptual site plan and elevations of the building have been provided.

The modular building is proposed to be located to the rear of the existing building and within a fenced backyard. The existing fence material is wood. The building is approximately 15 feet in height and 1,598 square feet in area. The building would consist of a flat roof and the exterior walls would be clad in stucco. The applicant has not identified specific colors for the building, however a picture has been provided showing the exterior colors to be consistent with a cream façade and brown or tan trim.

Staff Recommendation: Approve the request to locate the modular building, consisting of the proposed design and contingent upon such building being adequately screened from public streets and adjoining properties. Screening is recommended to consist of the existing primary building and/or any existing or proposed fence and landscaping. Further staff recommends establishing a timeframe, as provided below under Development Schedule, for the use of the modular building on the subject site.

- C. Ingress and egress.** All driveways and off-street parking areas, including locations, should comply with the City's Infrastructure Standards.

This application does not include any change to the existing ingress and egress for the subject site.

- D. Utilities.** All utilities shall comply with the City's Infrastructure Standards.

- E. Landscaping requirements.** The subject tract shall comply with Section 11, Landscaping for LC-3, retail district.

This application does not include any change to the existing landscaping for the subject site. A landscape plan has not been analyzed for the subject site, however the existing landscaping appears to provide sufficient screening and buffering for the subject site.

- F. Parking requirements.** The subject site shall comply with Section 12, Parking Regulations for LC-3, retail district.

This application does not include any change to the existing parking area for the subject site. As development plans are determined for the future expansion, additional parking spaces and associated landscaping may be required in accordance with Section 11 and Section 12 of the Zoning Ordinance.

- G. Sign requirements.** The subject tract shall comply with Section 13, Sign Regulations for LC-3, retail district.

This application does not include any change to the signage for the subject site.

- H. Development Schedule.** The applicant has advised the development phase for the proposed expansion of the existing facility is not planned to be beyond the five-year period required by Section 15.

The applicant has indicated that the proposed modular building is strictly temporary and will be used under a lease agreement with Mobile Modular Management.

Staff Recommendation: Approve the proposed location of a temporary modular building for a five-year period within which the proposed expansion project is expected to be complete.

Tose

July 24, 2013

To The Planning and Development Division,

I thank you for the opportunity to submit an application for a Specific Use Permit. I am applying for this permit in order to place a modular classroom on the back field of my school. Having been part of this community for the past 32 years, I am proud to see the amazing growth of this city - truly unbelievable when I think of the ARC being across the street from my first school on Glenn Lakes, the fire station next door with our personal paramedics (!), and having no where to go to get a drink or cup of coffee! The growth is truly something to be proud of!

I have been part of the growth and development of over 3000 children. I have given employment opportunities to over 1000 people. As you well know, there have been numerous child care centers and preschools that have added exponentially to the community throughout the years, conveniently located in every subdivision and in every shopping center. Throughout the years, I have suffered unfortunate economic times, and better times. In the past five years, however, even with so many competitors, we have seen an increase in enrollment each year, and have had to turn away more parents each year. This convinces me that we offer something unique in the community, and strengthens the desire to continue to provide the quality program for which I have strived for over 32 years. We have outgrown our building in space and other amenities, and I feel that we need to expand in order to provide appropriately for our enrollment needs and other building needs.

Our goal is to have a modular classroom so that our afterschool students will have the classroom space, materials and equipment that they deserve during the construction process. The unit from Mobile Modular, Campus Maker Duo 2.0, is aesthetically pleasing on the exterior as well as interior, and will be placed in the back of the school, hence not visible from the street.

I thank you for your time in considering my request. Thank you for allowing me to be part of your community.

All my best,

Judy Feinstein
Judy Feinstein

Included:

Plans of the Modular building *3 copies*

The Towne Creek School Site Plan *26 copies*

The Towne Creek School Property Tax Receipts *1 copy*

Sample of exterior surface of modular building *1*

Permanent Expansion Plan Draft 1 - 26 copies
Check



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:

- ☒ SPECIFIC USE PERMIT
☐ SPECIFIC USE PERMIT AMENDMENT
☐ PLANNED DEVELOPMENT DISTRICT
☐ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)

FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application: 7-24-15

1. Project Name:	The Towne Creek School		
2. Address/Location of Property:	3311 Williamsburg Lane Missouri City, TX 77459		
3. Applicant's Name:	Judy Feinstein		
Mailing Address:	Same		
Phone No.:	(281) 499-8030	Fax No.:	(281) 261-7846
Email:	jkfein@gmail.com		
4. Status of Applicant:	Owner	Agent	Attorney
	Trustee	Corporation	Relative
(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	Judy & Michael Feinstein		
Mailing Address:	5226 Caversham Houston, TX 77096		
Phone No.:	(713) 598-1320	Fax No.:	() -
Email:	jkfein@gmail.com		
6. Existing Zoning District:			
7. Total Acreage:	2 acres		
8. Proposed Development and Reasons for Application:	We have plans to expand our building in the near future and need a temporary classroom during the construction process.		
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	The Township Sec 1 R/P Block 1 Acres 2.124 Reserve C-1.		
Subdivision Name:	Lot No.:	Block No.:	1 C-1
Volume No.:	Page No.:		C-1
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):			
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	NO	
(If yes, submit with application.)			
12. Does this application include an Architectural Design Review: (Circle One):	YES	NO	
(If yes, see page 8, Exhibit C for materials required to be submitted.)			
FILING FEE:	\$1,200.00		

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

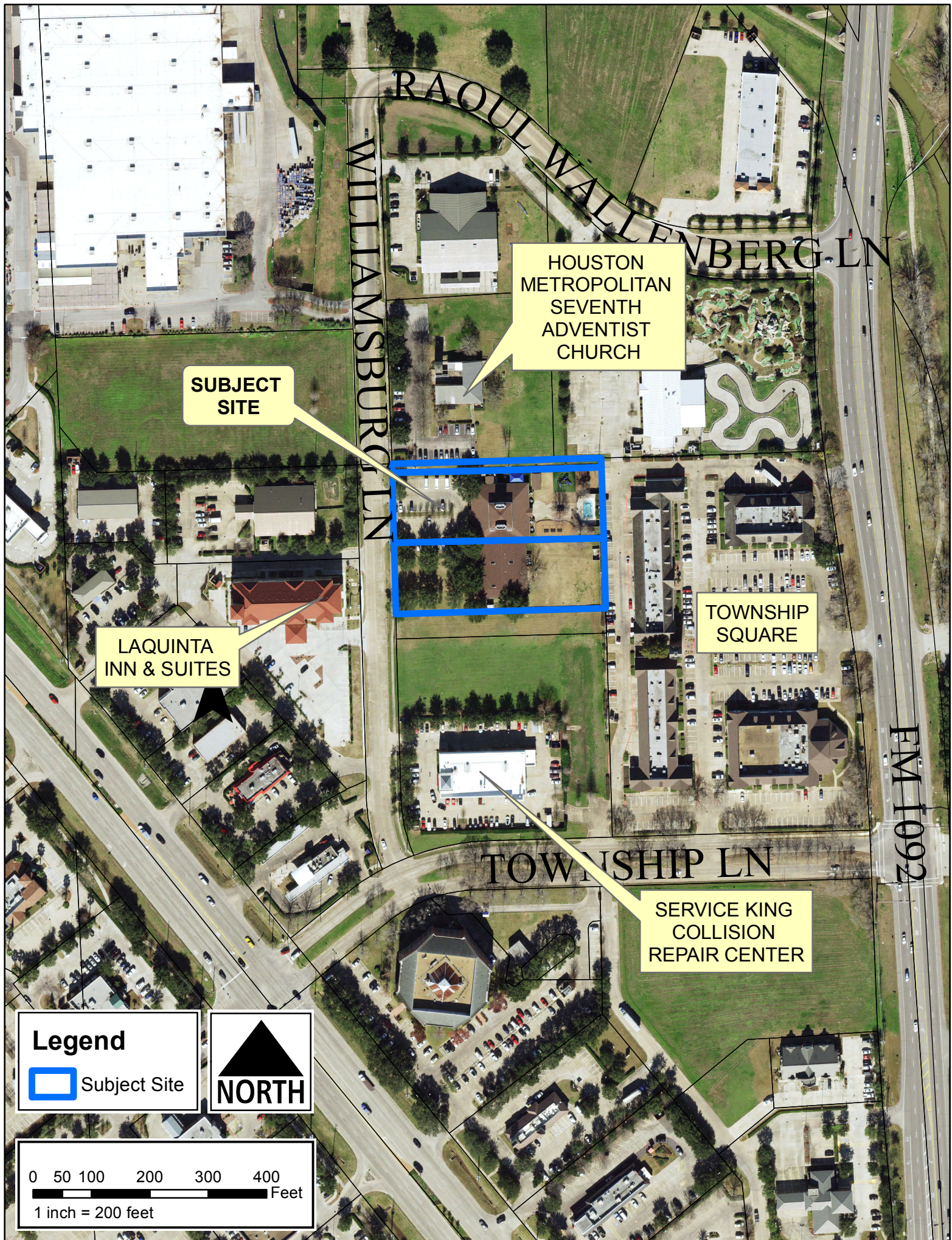
By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Judy Feinstein
Print Name of Applicant

Judy Feinstein Michael Feinstein
Print Name of Property Owner

Judy Feinstein
Signature of Applicant

Judy Feinstein Mr. Fein
Signature of Property Owner, Agent or Attorney



SUBJECT SITE


HOUSTON
METROPOLITAN
SEVENTH
ADVENTIST
CHURCH

LAQUINTA
INN & SUITES

TOWNSHIP
SQUARE

SERVICE KING
COLLISION
REPAIR CENTER

Legend

 Subject Site



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Feet
1 inch = 200 feet

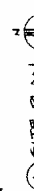
Specific Use Permit Application

Towne Creek School – SUP

3311 Williamsburg Lane

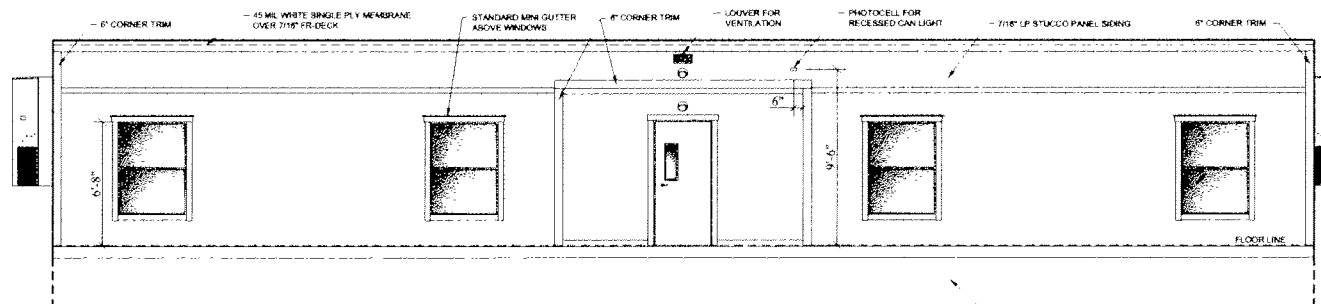


University of Toronto
1280 St. George St. E.
Toronto, Ont. M5S 1A5, Canada

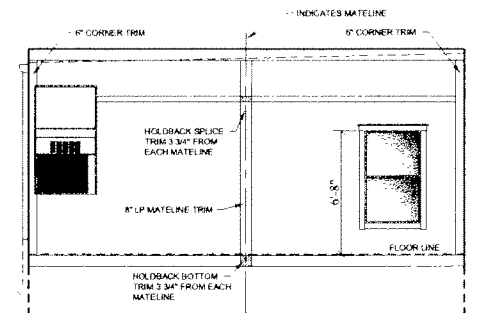


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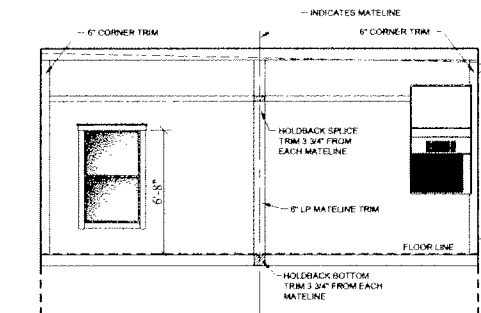
1. Existing ACCT for 5 months.
2. Existing outdoor fence to remain.
3. New ACCT.
4. New 3'-0" high 1/2" dia. fence to remain.
5. Existing 6" thick concrete walk.
6. New 3'-0" high outdoor fence with concrete, with cap and boards to be decorative in design.
7. New trash dumpster (N.I.C.).
8. New 2'-0" wide gate with cap, post and concrete.
9. New 3'-0" wide gate with cap, post and concrete.



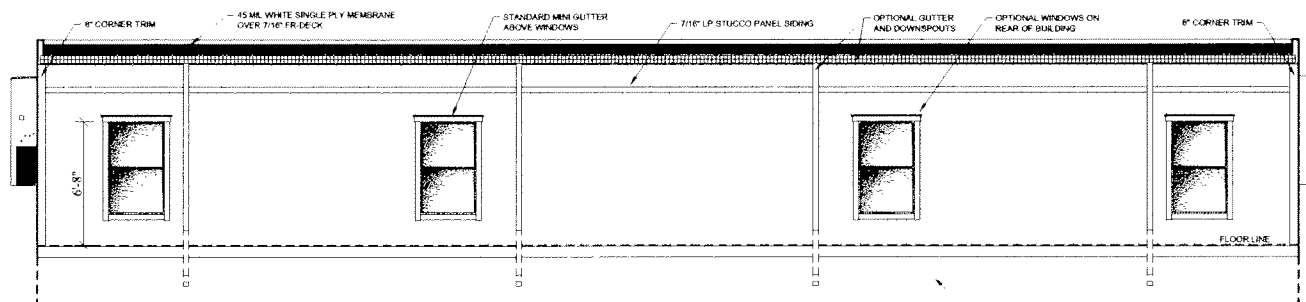
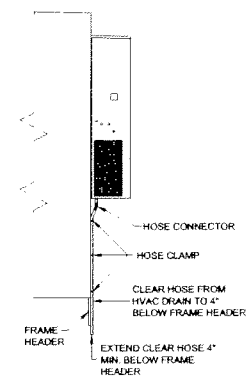
1 FRONT ELEVATION
1/4\"/>



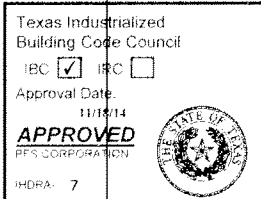
2 LEFT ELEVATION
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3 RIGHT ELEVATION
1/4\"/>



4 REAR ELEVATION
1/4\"/>



INDICOM BUILDINGS, INC.
INDUSTRIALIZED COMMERCIAL BUILDINGS
721 N. BURLISON BLVD. - BURLESON, TX 76028
817-447-1213 FAX 817-447-2751

THESE DRAWINGS REMAIN THE PROPERTY OF INDICOM BUILDINGS, INC. AND ARE NOT TO BE USED IN ANY PROJECT WITHOUT WRITTEN PERMISSION.

DEALER: MOBILE MODULAR MANAGEMENT
LOCATION: _____
PROJECT: 24 X 72 (68)
CAMPUS MAKER DUO
PROJECT NUMBER: _____

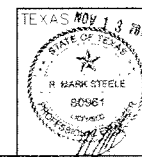
PLOT DATE: 11/13/2014

DRAWN BY: _____

STATES: TX/LADOKAR

SERIAL NUMBERS: _____

REVISIONS: _____



SHEET **3** OF **10**



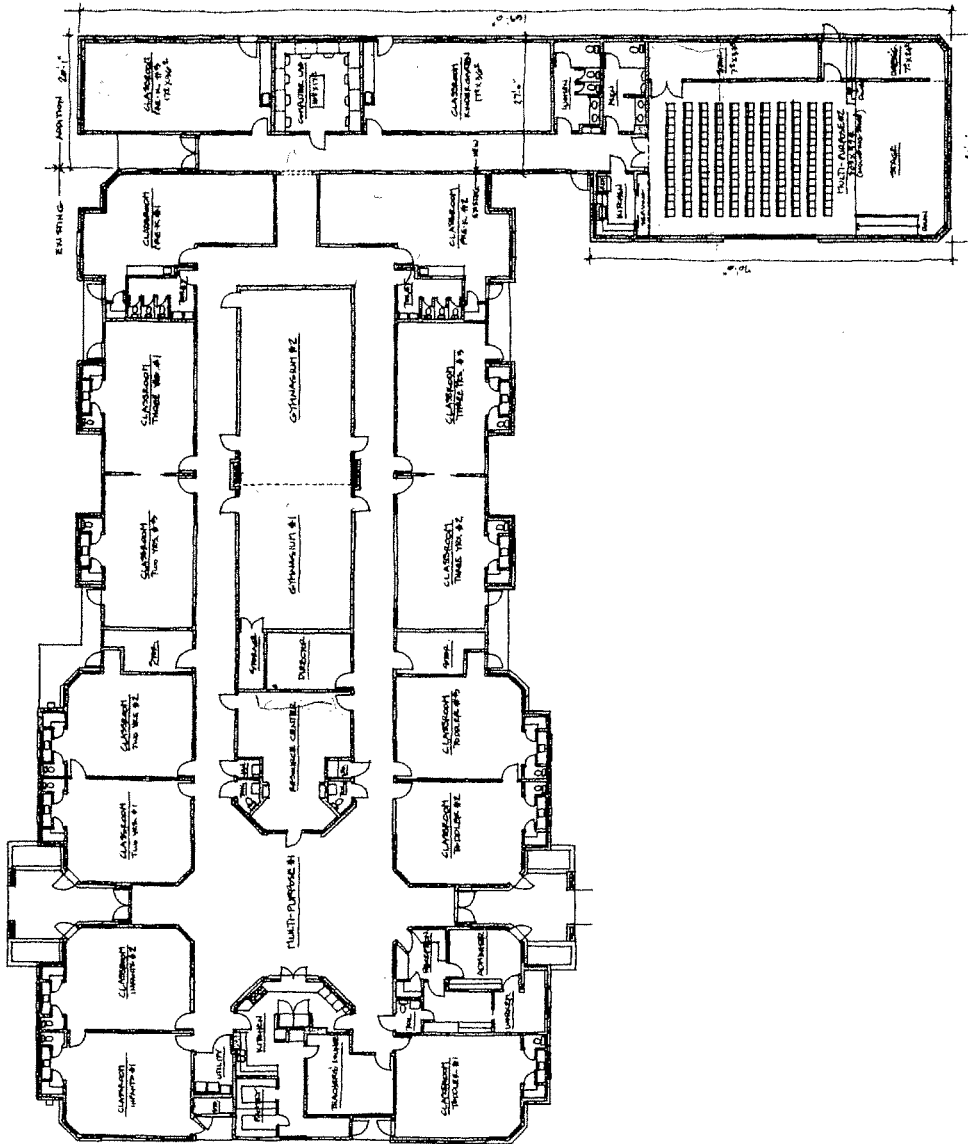


FACILITY EXPANSION
3511 Williamson Lane Houston, TX
HOUS NO. 1528

CLINT ANDREW
1954-1960
1954-1960
1954-1960
1954-1960
1954-1960
1954-1960

A2

Proposed Addition



FLOOR PLAN



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING**

DATE OF NOTICE: July 31, 2015

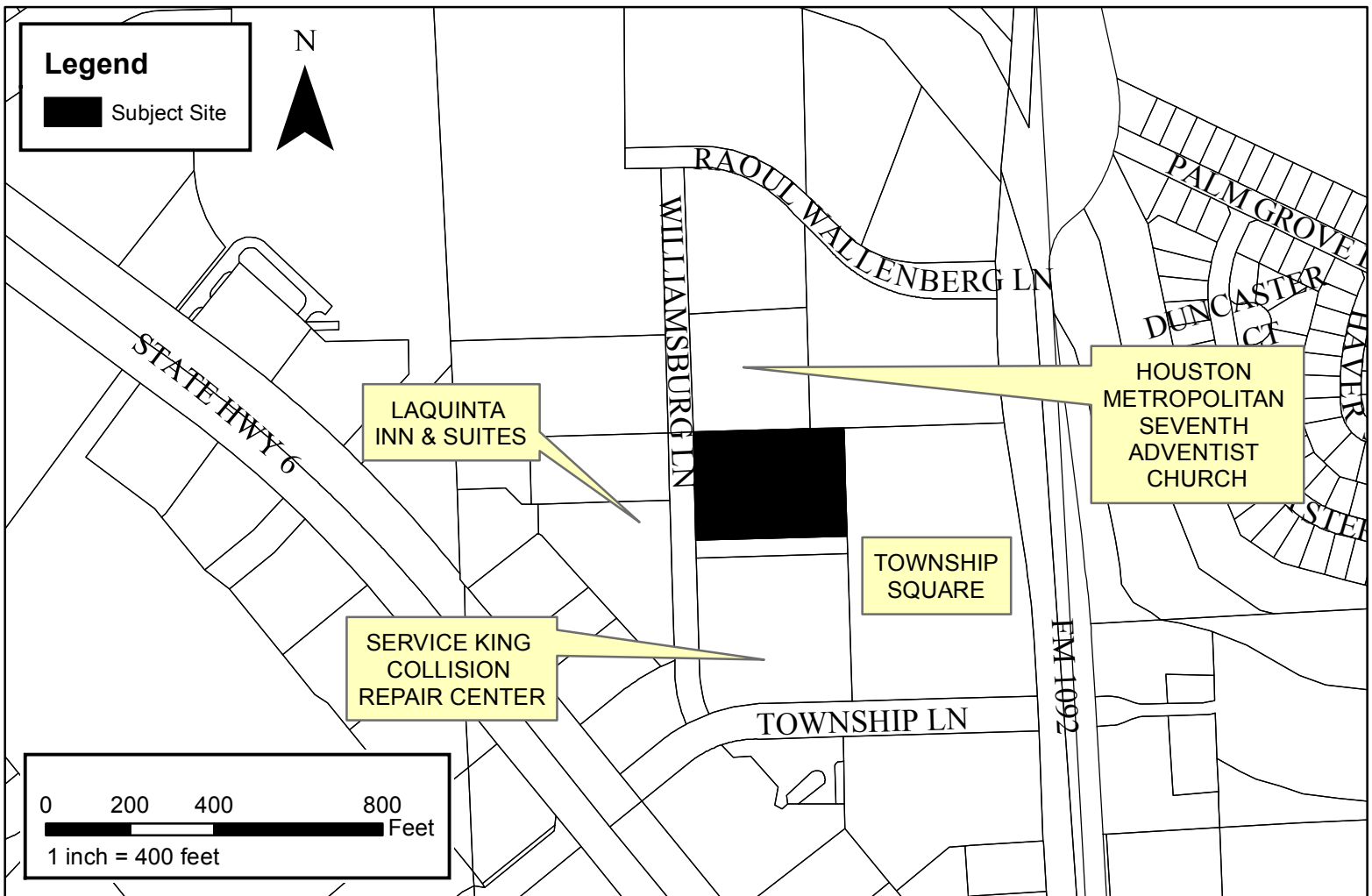
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 12, 2015, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Judy Feinstein of The Towne Creek School for a SUP, Specific Use Permit to allow the continued use of an educational place of assembly and for the location of a temporary building to accommodate school programs; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located at 3311 Williamsburg Lane, north of Service King Collision Repair Center, south of Houston Metropolitan Seventh Day Adventist Church, east of LaQuinta Inn & Suites and west of Township Square shopping center.

SITE LEGAL DESCRIPTION: The subject site can be described as being all of Reserve C-1, C-2, and C-4 of the Final Replat of The Township Section One Reserve "C" recorded as instrument number 1175780 in the Fort Bend County Official Public Records.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.



FEINSTEIN MICHAEL F & JUDITH K
5226 CAVERSHAM DR
HOUSTON, TX 77096-2506

Sterling Collision Centers LLC
c/o Service King Paint & Body LLC 808 S
Central EXPY
Richardson, TX 75080-7413

Southwest Region Conference
Association of Seventh Day Adventists
PO Box 226289
Dallas, TX 75222-6289

Missouri City Venture #1 LP
8240 Preston RD STE 300
Plano, TX 75024-2373

Texla Hotels LLC
7627 Culley PATH
Sugar Land, TX 77479-2722

TSP Holdings LTD
3434 FM 1092 RD
Missouri City, TX 77459-2286

Ramallah Social Club of Houston Inc
5680 Highway 6 # 108
Missouri City, TX 77459-4188

MP & CP LLC
4423 Shadowdale DR
Houston, TX 77041-8718



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

July 31, 2015

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, June 10, 2015
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Judy Feinstein of The Towne Creek School for a SUP, Specific Use Permit to allow for the location of a temporary building to accommodate school programs; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

____ I/We protest this proposed rezoning because_____

_____.

____ I/We support this proposed rezoning because_____

_____.

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281) 208-5551

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE:	August 12, 2015
AGENDA ITEM SUBJECT:	Cartwright Townhomes – PD, Planned Development District
AGENDA ITEM NUMBER:	7.C.
PROJECT PLANNER:	Jose Abraham, Planner I
APPROVAL:	Gary W. Smith, Director of Development Services <i>GWS</i>

PERMIT NUMBER:	1502748
PROPERTY ID:	0013-00-000-3800-907
LOCATION:	3420 Cartwright Road

The subject site is located north of Bermuda Dunes Villas subdivision, south of Lexington Place residential subdivision, east of Quail Valley Elementary School and west of Quail Valley North residential subdivision.

RECOMMENDED ACTION:

The proposal does not fully comply with the provisions of the Comprehensive Plan nor the policy recommendations of the Future Land Use and Character Plan.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **negative recommendation** for consideration.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Tuesday, September 08, 2015

Revised Submittals Due Prior To August 27, 2015. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, ***including a revised owner authorization***, must be submitted no later

than 10:00 a.m. on August 27, 2015, which is prior to the deadline for submittals to the City Council for their September 08, 2015, meeting.

SUMMARY:

The applicant is proposing to develop the 4.019 acre site into a townhouse residential community consisting of 56 dwelling units that range in size from 1,600 to 2,000 square feet. The applicant has indicated that the community would consist of other amenities including attached garages, driveways, roads, a dog park, club house, and private swimming pool. The purpose of this proposed PD, Planned Development District is to reduce the required minimum yards, lot width and lot area and increase the density from what would be required in an R-5, townhouse residential zoning district. The applicant has indicated that these reductions are requested “to aid the developer in marketing the lots”.

SUBSECTION 8.2 – Requirements for a PD District Application

- A. Ownership documentation.** Proof of unified ownership or control of the entire area within the proposed PD district is required. **The applicant is required to submit authorization from Celina Chionuma and LMD Partners (Cynthia and Wesley Dryden, Managers of DIME, LLC, Manager of LMD Partners) by the deadline provided for the first scheduled City Council meeting.**
 - B. Legal Description:** The subject site can be described as a 4.019 acre tract of land, being all of a certain called 4.082 acre tract of land of according to the deed thereof recorded in Fort Bend County Clerk’s File No. 2004152311 of Fort Bend County, Texas situated in the David Bright League, Abstract No. 13 of Fort Bend County, Texas.
 - C. Site Plan:** A proposed site plan and development guidelines have been submitted.
 - 1. Water and Sewer Service.** The subject site is not located within the boundaries of a Municipal Utility District. However, the applicant has provided a letter from the Quail Valley Utility District assuring capacity for water and sewer contingent upon meeting certain conditions.
 - 2. Drainage.** The subject tract is within the upper Oyster Creek Watershed.
 - D. Development Schedule.** The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 8.
-

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Undeveloped Land (R-5 Townhouse residential district)

B. Surrounding Land Uses and Zoning Designations:

North: Detention pond (CF, Community facilities district)

South: Bermuda Dunes Villas residential subdivision (R-5, Townhouse residential district)

East: Quail Valley North residential subdivision (R-2, Single-family residential district)

West: Quail Valley Elementary School (SUP 172, Ordinance O-06-59)

C. Zoning History:

07-04-1960: Subject site annexed by the City of Missouri City (Ord.O-60-80).

01-19-1981: Subject site zoned R-5, Townhouse residential district (Ord. O-81-01).

ANALYSIS OF SUBJECT SITE:

A. Purpose. PD, Planned Development District No. ____ is proposed to consist of a townhouse residential community and certain amenities including a dog park, club house and private swimming pool. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. Use Regulations. In PD, Planned Development District No. ____, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed Ordinance.

Currently, the 4.019 acres tract of land is zoned R-5, Townhouse residential district.

The proposed PD seeks to allow for the development of a townhouse residential community consistent with the uses permitted within the R-5, townhouse residential district.

Staff recommendation: If the Commission recommends approval of this request for a PD, the uses permitted for this district should remain those permitted within the R-5, townhouse residential district.

C. Use district regulations. Except as provided herein, the use district regulations for the R-5, Townhouse residential district should apply in PD, Planned Development District No. ____.

- D. Height and area requirements.** Except as provided herein, the height and area regulations for the R-5, townhouse residential district, contained in Section 7.6 of the Zoning Ordinance, should apply in PD, Planned Development District No. ____.

Section 7.6.C of City's Zoning Ordinance provides yard, area and density requirements as summarized in the table below.

The applicant is seeking to reduce the yard, area and density requirements of Section 7.6.C "to aid the developer in marketing the lots". The applicant's request is also summarized in the table below.

Type	Zoning Ordinance Requirement (Applicable Section)	Applicant's Request
Front Yard	25 feet; not less than 35 when facing major thoroughfare; 20 feet for garages facing a street	10 feet
Rear Yard	20 feet; not less than 10 feet when adjacent to a commonly owned open space	10 feet
Side Yard	10 feet on street side of corner lots; 20 feet on street side if a major thoroughfare; 20 feet for garages facing a side street; 20 feet on a corner lot facing a major thoroughfare; 5 feet from interior lot lines if dwelling units are non-attached	5 feet on street side corner lots; 3 feet side yard interior lots
Lot Width	25 feet not less than 80% of platted lots; 23 feet for any platted lot	23.5 feet not less than 80% of all platted lots.
Lot Area	1,800 square feet	1,625 square feet
Density	10 units per gross platted acre	14 units per gross platted acre

Conformance with the Comprehensive Plan: Goal 2.2.1 of the City's Comprehensive plan provides that the City should, "encourage multiple housing types and floor plans in new subdivisions and master-planned developments to offer a variety of housing choices to residents. A combination of housing options and lot sizes will promote life cycle housing opportunities in the community that will be useful for attracting and retaining younger families and older residents."

Goal 2.5 of the City's Comprehensive Plan focuses on achieving "Quality Design and Community Appearance" by "continuing to build upon Missouri City's reputation for quality residential and commercial development."

Conformance with the Future Land Use and Character Map: The Future Land Use and Character Map identifies the subject site as Multi-family Residential, providing for an Auto-Oriented character.

This character district emphasizes that reduced lot sizes and increased densities can be considered in conjunction with buffer requirements, increased percentage of open spaces and other design standards in order to ensure compatibility and quality outcomes.

The Auto-Oriented Character is defined by “the accommodation of automobile access, circulation and parking that drives the placement of buildings and overall site design.

In residential areas, an Auto Oriented character is evident where driveways and garages are the most prominent feature along neighborhood streets. In such areas, homes are relatively close together and individual lots have less extensive yard and landscape areas compared to the more open, green feel of a Suburban neighborhood.

This development form often provides for areas of more affordable housing within the community. A reduction in lot size may be allowed in exchange for a higher percentage of open space on the overall site (which could also satisfy drainage and parkland dedication requirements). Other moderate density housing types could be allowed provided there are buffering requirements and design standards to ensure compatibility and quality outcomes.”

Staff Recommendation: To disapprove the applicant’s requested deviations.

The goals of the Comprehensive Plan and the Future Land Use Plan classification support the consideration for reducing lot sizes and increasing density. Further, the purpose for the use of planned development districts is to provide “an alternative to the conventional approach to zoning...[and permit] flexibility and innovation in design, density, placement of buildings, use of open spaces...to encourage a more creative approach in the development of land...”

The applicant, however, has not provided sufficient detail indicating how these requested reductions to the City’s minimum standards would result in an increase in open space for this development. Further, the applicant has submitted development standards which would be required of any development on the site presently. These standards do not show how such development would match or exceed the quality of development found in the residential communities in this area. As stated, the applicant is seeking these reductions to allow the developer to market these lots. A specific development plan is not proposed at this time and therefore a PD should not be approved for the subject site.

E. Utilities. All utilities must comply with the City's Infrastructure standards.

The applicant should note that Impact fees for drainage may be due unless documentation demonstrating that such fees have been paid is provided at the time of platting of the subject site.

F. Platting. The site is required to be platted.

G. Parkland dedication. Development of the proposed site is required to comply with the requirements of Section 82-175, Dedication of Land for Neighborhood Parks; Reservation of Land for Public Purposes. Parkland proposals must be approved by the City Council prior to the full approval of a final plat for the development. Prior to City Council consideration of a parkland dedication, the proposal is required to be submitted to the Parks Board, and then to this Planning and Zoning Commission for recommendation to the City Council.



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:

- ☐ SPECIFIC USE PERMIT
☐ SPECIFIC USE PERMIT AMENDMENT
☐ PLANNED DEVELOPMENT DISTRICT
☐ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

Date of Application:

1. Project Name: Cartwright Townhomes		
2. Address/Location of Property: 3420 Cartwright Road Missouri City, Texas 77459		
3. Applicant's Name: Mary Villareal of The Interfield Group		
Mailing Address: 401 Studewood, Suite 300 Houston, Texas 77007		
Phone No. : (713) 780 - 0909 Fax No. : (713) 780 - 8550		
Email: mvillareal@interfield.net		
4. Status of Applicant: Owner <u>Agent</u> Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)		
5. Property Owner: Chionumauwa Onyemauwa and Celina Chionuma		
Mailing Address: 4719 Creek Point Ln Missouri City, Texas 77459		
Phone No.:(512) 704 - 5310 Fax No.:() -		
Email: onchionuma@yahoo.com		
6. Existing Zoning District: R-5		
7. Total Acreage: 4.019		
8. Proposed Development and Reasons for Application: Subdivision of land, into fifty-five (55) residential lots with a townhome located in each lot.		
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): <small>A 4.019 acre tract of land being all of a certain called 4.082 acre tract, according to deed thereof recorded in Fort Bend County Clerk's file number 2004152311</small>		
Subdivision Name:	Lot No.:	Block No.:
Volume No.:	Page No.:	
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): <u>0013-00-000-3800-907</u>		
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One): <u>YES</u> NO (If yes, submit with application.)		
12. Does this application include an Architectural Design Review: (Circle One): YES <u>NO</u> (If yes, see page 8, Exhibit C for materials required to be submitted.)		
FILING FEE: \$1,200.00		

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Mary Villareal
Print Name of Applicant

Print Name of Property Owner

MVillareal
Signature of Applicant

Signature of Property Owner, Agent or Attorney

Cartwright Townhomes, LLC.
4719 Creek Point Lane
Missouri City, TX 77459
Phone: 512-704-5310

July 24, 2015

Mr. Jose Abraham
City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489


Re: Cartwright Townhomes -- Planned Development Submittal
3420 Cartwright Road
Missouri City, Texas
(Interfield Project No. 15106.00)

Dear Mr. Abraham:

We Onyemauwa Chionuma, owner of referenced property, do hereby authorize The Interfield Group to submit a Planned Development Application to the City of Missouri City, on our behalf, as well as be my agent in all matters associated with this process.

Please let me know if you have any questions or if I may be of further assistance.

Very truly yours,


By: _____
Name: Onyemauwa Chionuma

Legend



Subject Site

LEXINGTON PLACE
RESIDENTIAL
SUBDIVISION

DETENTION
POND

PROPOSED SITE
FOR CARTWRIGHT
TOWNHOMES

QUAIL VALLEY
ELEMENTARY
SCHOOL

QUAIL VALLEY NORTH
RESIDENTIAL SUBDIVISION

QUAIL VILLAGE
TOWNHOMES

BERMUDA DUNES
VILLAS

0 125 250 500
1 inch = 250 feet Feet

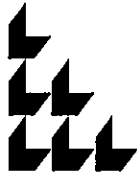


PD, Planned Development District Application

Cartwright Townhomes

Proposed Site for Cartwright Townhomes
3420 Cartwright Road





THE
INTERFIELD
GROUP
LLC

401 Studewood, Suite 300
Houston, Texas 77007
Telephone: (713) 780-0909
Fax: (713) 780-8550

Consulting Engineers
Construction Managers

APPENDIX A – ZONING - LAND DEVELOPMENT REGULATIONS

Section 8 - PLANNED DEVELOPMENT DISTRICT

CARTWRIGHT TOWNHOMES

Development of an approximately 4.1 acre tract of land into an upscale Town Home community consisting of 56 Master planned 1,600 to 2,000 square foot Town Homes complete with attached garages, driveways, roads, dog park, Club house and private swimming pool.

SEC. 7.6. REFERENCE: R-5 TOWNHOUSE RESIDENTIAL DISTRICT

- Height:** No building or structure shall exceed three (3) stories or 45 feet.
- Front yard:** Townhome dwelling units shall provide a front yard of not less than 25 feet or 35 feet when facing a major thoroughfare. There shall be a front yard of not less than 20 feet from the right-of-way line of a street to the face of a garage when a garage faces a street.
- Rear yard:** There shall be a rear yard of not less than 20 feet, except when the rear yard is adjacent to a commonly owned open space, rear yard shall be not less than ten feet.
- Side yard:** There shall be no less than a ten-foot side yard on street side corner lots, with a minimum of a 20-foot side yard if the side street is a major thoroughfare. Garages facing a side street must have a setback of not less than 20 feet. Where a corner lot has a major thoroughfare as a side street there shall be no less than a 20-foot side yard setback and no driveway access onto the major thoroughfare. The side yards shall be no less than ten feet at plat boundaries. Non-attached townhouse units shall have at least a five-foot side yard from interior lot lines.
- Lot area:** The minimum lot width shall be 25 feet in not less than 80 percent of all platted lots and not less than 23 feet for any platted lot excepting that where a lot of record and separate ownership at the time of passage of this ordinance has less than herein required.
- Lot width:** Lot area: The minimum area of a lot shall be 1,800 square feet provided that where lot of record and in separate ownership at the time of passage of this ordinance has less than herein required.
- Density:** There shall be no more than ten dwelling units per gross platted acre including all roadways.

SPECIFIC VARIANCE IS BEING SOUGHT TO ALLOW THE FOLLOWING:

- Front yard:** Townhome dwelling units shall provide a front yard of not less than 10 feet.
- Rear yard:** There shall be a rear yard of not less than 10 feet, except when the rear yard is adjacent to a commonly owned open space or landscape buffer.
- Side yard:** There shall be no less than a 5-foot side yard on street side corner lots, with Non-attached townhouse units shall have at least a three-foot side yard from interior lot lines
- Lot width:** The minimum lot width shall be 23.5 feet in not less than 80 percent of all platted lots.
- Lot area:** The minimum area of a lot shall be 1,625 square feet.
- Density:** There shall be no more than fourteen dwelling units per gross platted acre including all roadways.

A. INTRODUCTION

1. Cartwright Townhomes is located north of Bermuda Dunes Drive, south of Lexington Lake Drive, west of North Park Drive and east of Murphy Road.
2. To aid the developer in marketing the lots in the CARTWRIGHT TOWNHOMES subdivision, the developer desires for the development and home construction to be in accordance with certain guidelines that may deviate from standard City criteria. All development or construction on any lot within this Planned Development District must be in compliance with the most recently adopted and/or current editions of any adopted codes and ordinances by the City of Missouri City, except as requested above and below.

Despite having a Planned Development District classification, the zoning of the property shall be R-5 (townhouse detached units) zoning classification in accordance with the Zoning Ordinance, except for the variance requested herein.

B. BUILDING, SITE DESIGN & ZONING

1. All streets, curbs, sidewalks and access ramps, storm water conveyance system and all appurtenances associated therewith, landscaping, and irrigation shall be privately operated and maintained and shall not be operated or maintained by the City. Only the water and sanitary sewer lines and appurtenances associated therewith located within utility easements shall be maintained by the City.
2. All streets and other infrastructure within the development will be constructed to public standards and the standards outlined in the planned development district ordinance. The permanent access easements and permanent utility easements (PUE) are to be:
 - a. Entrance - The development will provide a 50' access lane which will have ingress and egress lanes separated by a 7' landscape reserve.

- b. Utility Easement - 16 foot sanitary sewer utility easement consisting of 8 feet inside front property lines of Blocks 1, 2 and 3 and 8 feet along abutting 30 foot P.A.E., a 16 foot water line easement that commences at south property line, 13.30 feet, where Reserve "B's" east property line and tract's south property line meet, then runs north and wraps along the front property line of Block 5, and consisting of 8 feet inside the front property line and 8 feet along abutting 30 foot P.A.E.
 - c. A 10 foot public utility easements will be dedicated by plat along the front of all lots within the development. Dry utilities (electric, cable, phone, and gas) easements will be within the 30 foot P.A.E.
 - d. Any and all easements and rights-of-way not specifically dedicated to the City as specified in the CARTWRIGHT TOWNHOME plat shall be the sole responsibility of the property owner(s) to maintain, not the City.
3. All homes must be designed to the most current building code edition(s), including amendments of all adopted codes by the City of Missouri City.

C. WATER, SANITARY SEWER, AND STORM SEWERS

- a. Waterlines will be located within the 16 foot water easement.
- b. Sanitary sewer lines and manholes will be located within the 16 foot utility easement, inside the 8 feet portion of the easement, with the remainder of 8 feet of said easement to be located within the 30 foot P.A.E. Sanitary sewer lines will be constructed on the opposite side of the street from the water line.
- c. Storm sewers will be located within the existing 25 foot Storm Sewer Easement along tracts east property line. Drainage will be provided on the side of each home. Any improvements in this area which would hinder the construction or maintenance of the neighboring dwelling, or which would restrict surface drainage, are prohibited.
- d. Lots will have a 10' front setback line, from the pavement edge of 30' private access lane and a 10' rear building line, except for homes abutting a landscape buffer or utility easement, the limits of which will be considered as the rear setback. There will be a 5 foot building line along the north property lines of Lot 12, Block 1 and Lot 1, Block 3. Improvements or additions, including but not limited to decks, spas, pools, storage units and so forth must not encroach into adjacent lot. HVAC and other related equipment may be placed inside designated common area, in such a way that the equipment does not prohibit effective drainage. Furthermore, in the case where such equipment is placed in this designated common area, area drains may be installed to assist the proper drainage of this area. If any equipment is installed in the easements and must be removed by the City, it will be the property owner's responsibility to replace.

D. SITE DRAINAGE

1. The site drainage system will be designed so all storm water stays within the site and is conveyed to existing regional detention facility North of subject property.
2. All lots must have positive drainage away from the house and lots must drain to the main drainage system of proposed development.

E. CRITERIA

1. Primary Townhome Structure Setbacks:

- a. For purposes of this section, setbacks shall also be considered as building lines.
- b. This townhome lot program will be based on the following:
 - i. Lots having a 10' front setback line, from the pavement edge of 30 foot access lane
 - ii. A 10' rear building line, except for homes abutting a landscape buffer or utility easement, which limits of the landscape buffer or utility limits will double as rear setback.
 - iii. A side 3 foot building line along the north property lines of Lot 12, Block 1 and Lot 1, Block 3, from the pavement edge of 30 foot access.

2. Secondary Structure or Additions to the Primary Residential Structure Setbacks:

- a. Unless otherwise specified herein, any permanent or temporary structure secondary to the primary residential structure, or improvements, additions, or alterations to any existing primary residential structures, including but not limited to patios pools, spas, decks, storage units, water slides, playground equipment and so forth, shall not encroach within 5 feet (4 feet for pool) of the rear and side property lines and no encroachment shall be allowed within the front setback, except as set forth in this PDD.

It is unreasonably cumbersome to maintain a current list of all temporary or permanent structures that can be located or constructed on each lot. Due to unique characteristics, new developments or structures not listed herein shall need to obtain approval by the City prior to installation.

3. Density Requirement, Lot Sizes, & Lot Coverage:

- a. Maximum density requirement of the development is 14 units per acre
- b. Minimum lot size: 1,625 square feet
- c. Minimum lot width: 23.5 feet
- d. Minimum front yard: 10 feet
- e. Minimum rear yard: 10 feet, except when adjacent to open space or buffer
- f. Minimum side yard: 5 feet at side streets and 3 feet for non-attached townhomes.

4. Miscellaneous Requirements for Residence:

- a. Square footage will be measured to the outside of exterior walls (i.e., outside of brick, siding stone, or stucco); stairs and two-story spaces are counted only once. A/C returns, pipe chases, fireplaces and non-structural voids are excluded
- b. Each dwelling unit must have a minimum of a two-car garage.
- c. Improvements or additions, including but not limited to decks, spas, pools, storage units and so forth must not encroach into adjacent lot.
- d. HVAC and other related equipment may be placed inside areas designated in a common area agreement, in such a way that the equipment does not prohibit effective drainage.

F. Landscape Criteria

1. Plants shall be staggered or clustered as necessary to meet the requirements of Section 11, and to meet the needs of the particular species of plants for root space, water, light and circulation
2. A minimum of 8% of the canopy and 2.5 inch caliper requirement will be met onsite, except for those outlined in Section 11.2 – Requirements for plants used for landscaping.

G. Inspections

All buildings, structures, or improvements must comply with the City's permitting and inspection procedures.

H. Variances, Appeals, Waiver of Conditions

Any requests to deviate from the provisions set forth herein shall make application with the City. Each request shall be submitted before the Planning and Zoning Commission for recommendation and forwarded to the City Council for final approval.

I. Dedicated Property

Any property dedicated to the City by CARTWRIGHT TOWNHOMES plat shall be maintained by the City. Any property not dedicated to the City shall be privately maintained.

J. Parking

This subdivision will provide 8 on-site parking spaces. No on-site parking will be allowed within the 30 foot access lane.

K. Fire Safety

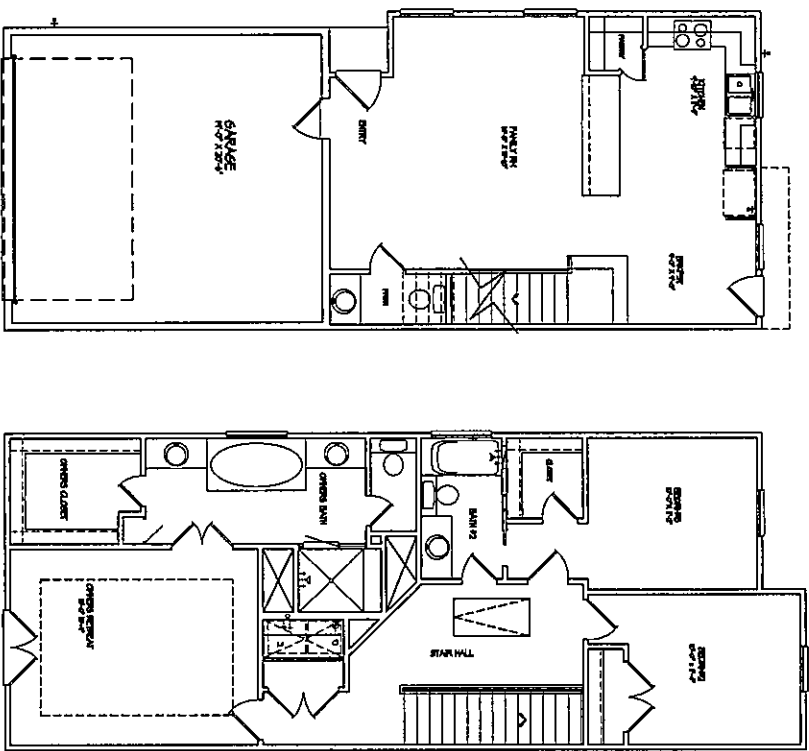
Fire hydrants and appurtenances, such as driveways and radius will be provided to facilitate access and operation.

[illegible][illegible]

PAGE 11x17 SCALE 1/8"=1'0"
22x34 SCALE 1/4"=1'0"

[illegible]

2. Answer the following questions and show all the work as indicated by the question.
3. Write the following in standard form.
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b. $10^4 \times 10^5$
c. $10^6 \times 10^7$
d. $10^8 \times 10^9$
e. $10^{10} \times 10^{11}$
f. $10^{12} \times 10^{13}$
g. $10^{14} \times 10^{15}$
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fd. $10^{320} \times 10$



FIRST FLOOR	503 SQ. FT.
SECOND FLOOR	1033 SQ. FT.
TOTAL LIVING	1617 SQ. FT.
PORCH	34 SQ. FT.
GARAGE	490 SQ. FT.
TOTAL COV. AREA	2011 SQ. FT.

Exterior:	3-5/4" thick french or panel colonial. All french doors, fluted or operable, shall be glazed with safety glass.
Interior:	1-5/8" thick, 8-panel colonial (single & double), bi-fold & pocket.
Stomars:	Safety glass.

PAIS & CLO. 1/2" sheet rock
1/2" water-resistant at
bottom like at tub and
showers
3/8" Fib-Glaze at under
stairs and in garage.

HOLDINGS. As noted on floor plans.
See detail sheet

Doors and windows shall comply with I.B.C. Section 1204 for emergency escape. They shall have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening width is 20". Finish sill height shall not be more than 44" above finish floor.

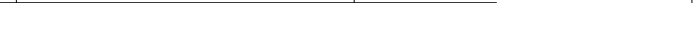
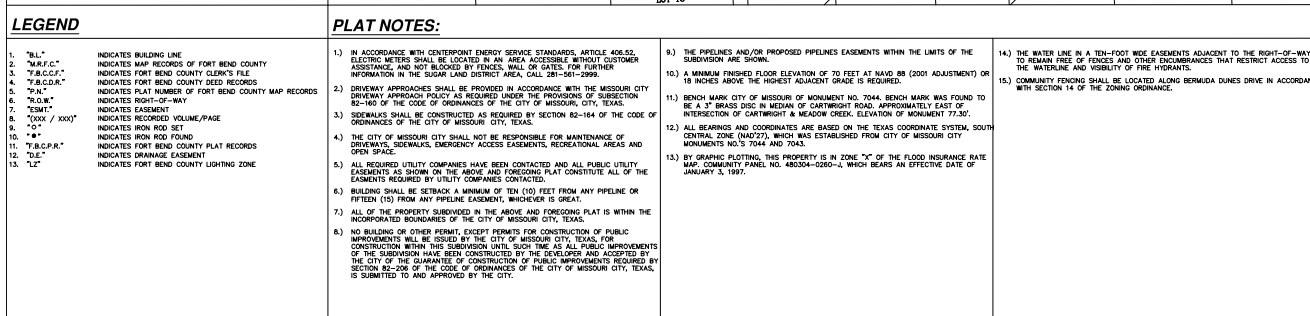
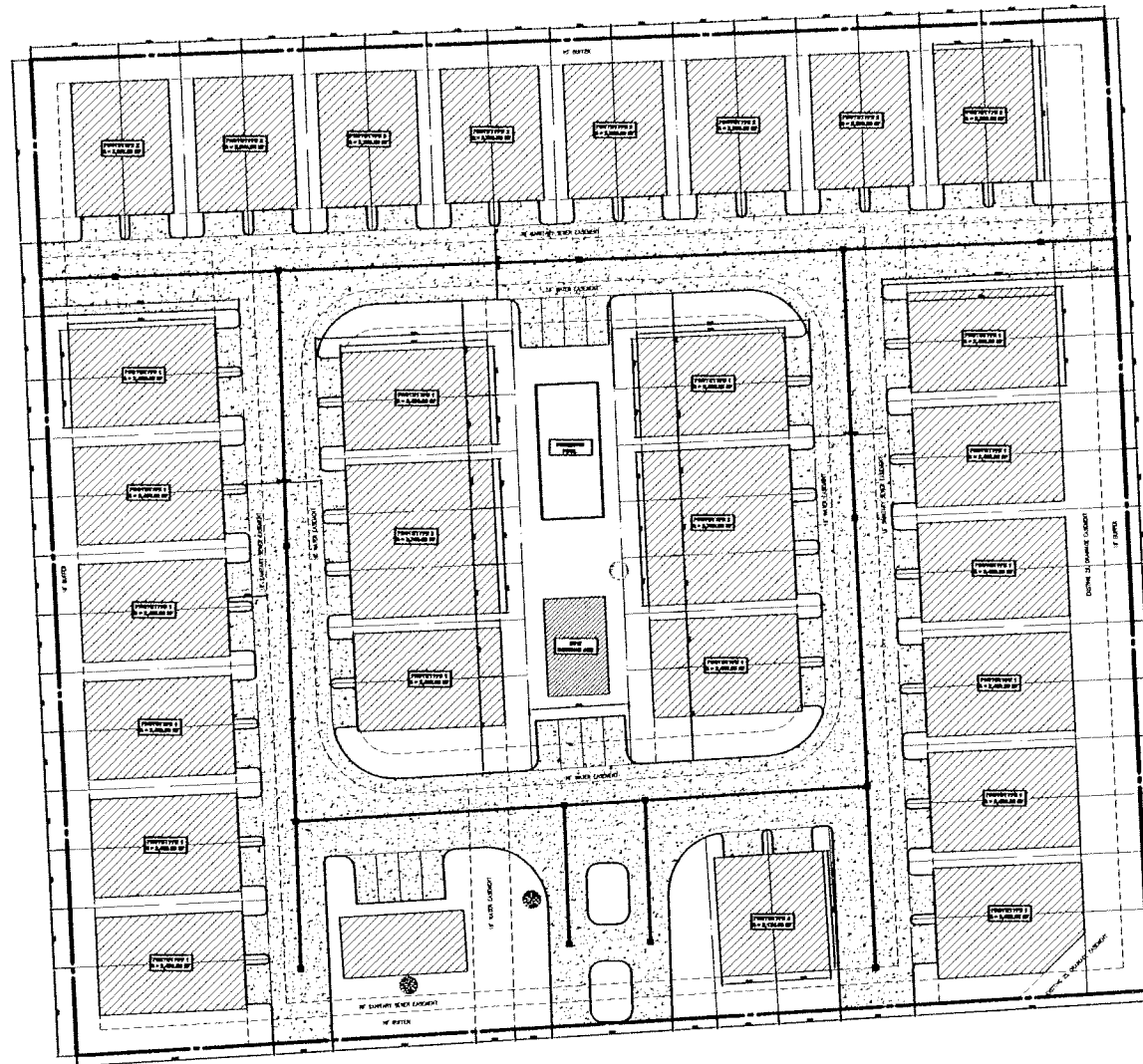
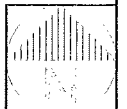


EXHIBIT "A"



0 50 100 FT

SCALE: 1" = 50'



THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ORIGINAL PLAN IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE STALLS AND AREAS SHOWN HEREON. THE REPRODUCTION IS FOR INFORMATIONAL PURPOSES ONLY.



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING**

DATE OF NOTICE: July 31, 2015

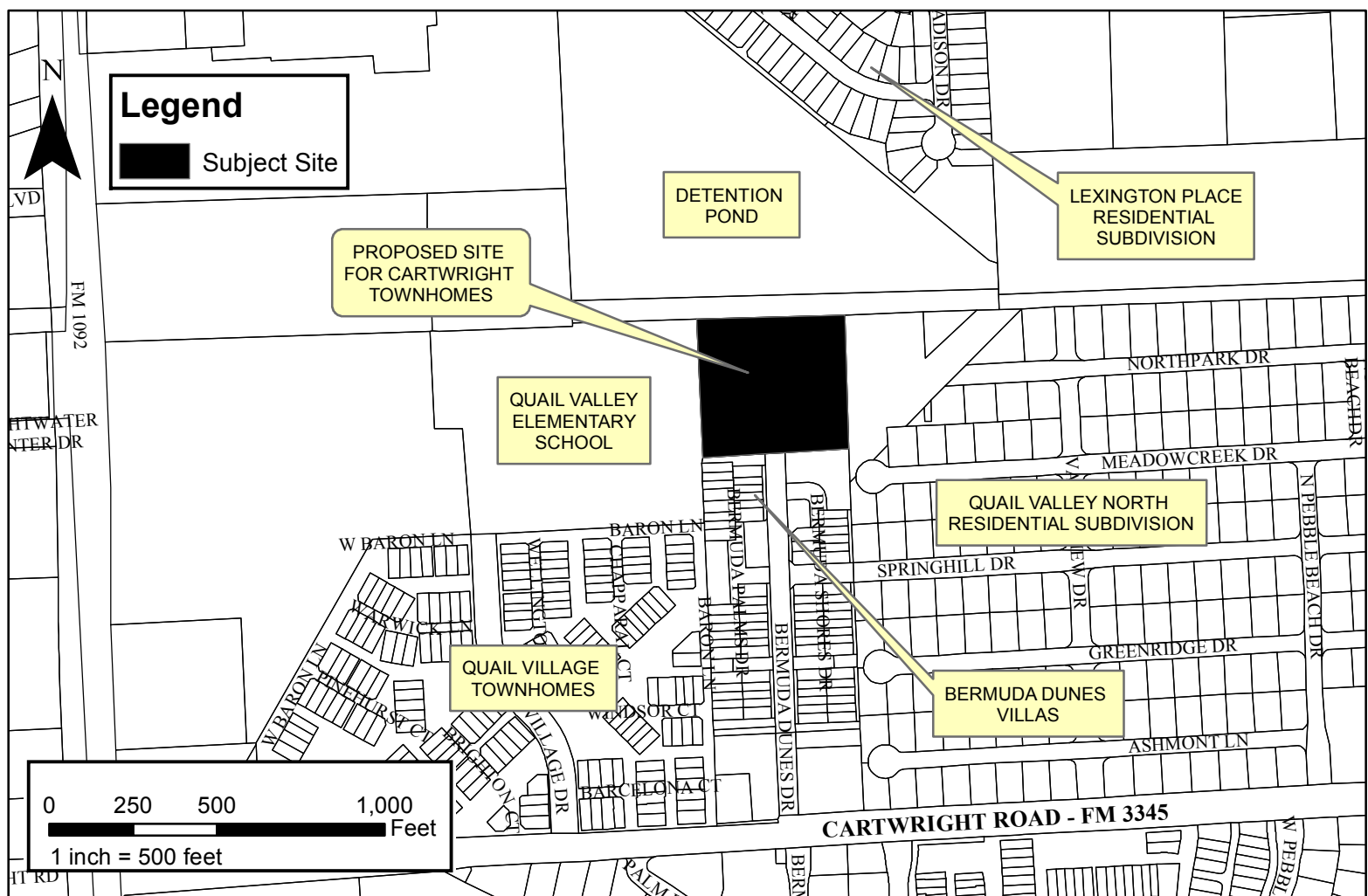
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 12, 2015, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Mary Villareal of The Interfield Group, to rezone an approximate 4.019 acre tract of land from R-5, Townhouse residential district to PD, Planned Development District to allow for deviations from Section 7.6.C. Height and area regulations to allow for the development of a townhome residential community; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of Bermuda Dunes Villas subdivision, south of Lexington Place residential subdivision, east of Quail Valley Elementary School and west of Quail Valley North residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as a 4.019 acre tract of land, being all of a certain called 4.082 acre tract of land of according to the deed thereof recorded in Fort Bend County Clerk's File No. 2004152311 of Fort Bend County, Texas situated in the David Bright League, Abstract No. 13 of Fort Bend County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

July 31, 2015

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, August 12, 2015
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Mary Villareal of The Interfield Group, to rezone an approximate 4.019 acre tract of land from R-5, Townhouse residential district to PD, Planned Development District to allow for deviations from Section 7.6.C. Height and area regulations to allow for the development of a townhome residential community; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

____ I/We protest this proposed rezoning because _____

_____.

____ I/We support this proposed rezoning because _____

_____.

Sincerely,

_____ Signature	_____ Print Name
_____ Street Address	_____ Subdivision
_____ Phone Number	Return to: Development Services Department 1522 Texas Parkway Missouri City, TX 77489 FAX (281) 208-5551

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

Miller Robert E & Carol C
3315 N Park DR
Missouri City, TX 77459-2009

Hawkins Ida
3327 Meadowcreek DR
Missouri City, TX 77459-2004

FT Bend ISD
c/o Tax Office PO Box 1004
Sugar Land, TX 77487-1004

Little Celia
10 Baron LN
Missouri City, TX 77459-1917

MacDonald Joseph
3275 W Alabama ST
Houston, TX 77098-1701

Hodges Robin
3330 Springhill DR
Missouri City, TX 77459-2026

Jalomo Remigio M & Dara J
3322 Meadowcreek DR
Missouri City, TX 77459-2005

Riggins Rosie
3318 Meadowcreek DR
Missouri City, TX 77459-2005

Lambert David
PO Box 2037
Crystal Beach, TX 77650

Perez Arturo
3331 Meadowcreek DR
Missouri City, TX 77459-2004

QUAIL VILLAGE TOWNHOUSES HOA
1800 Augusta DR STE 200
Houston, TX 77057-3130

Chionuma Onyemauwa & Celina
Chionhuma
4719 Creek Point LN
Missouri City, TX 77459-6716

Bermuda Dunes Villas Townhome
Association Inc
11500 Space Center BLVD
Houston, TX 77059-3603

Houston Pipeline Company
C/o Property Tax Dept PO Box 660164
Dallas, TX 75266-0164

Bermuda Dunes Development LP
11500 Space Center BLVD
Houston, TX 77059-3603

Centerpoint Energy Houston Electric
LLC
Attn Property Tax Dept PO Box 1475
Houston, TX 77251-1475